

UNOFFICIAL COPY

After Recording Return to:

Spiros D. Alikakos
Skoubis Mantas LLC
1300 W. Higgins Rd., Suite 209
Park Ridge, IL 60068-5767



1800842023D

Doc# 1800842023 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

ler's use only.

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2018 01:32 PM PG: 1 OF 4

Send Subsequent Tax Bills to:

Ioany Garcia Enriquez
1710 N. 34th Avenue
Stone Park, IL 60165

FIRST AMERICAN TITLE

FILE # 2891073

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is being made as of December 21st, 2017 by **Tireli, LLC**, a Delaware limited liability company having an address of 8665 E. Hartford Drive, Suite 200, Scottsdale, AZ 85255 (the "Grantor"), and **Ioany Garcia Enriquez, a ~~married~~ man**, having an address of 4045 N. Marmora Avenue, Chicago, IL 60634 (the "Grantee"). ~~UNMARRIED~~

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and no other, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

1

FIRST AMERICAN TITLE

FILE # 2891073

S Y
P 4
S N
SCN N
INT N

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

Susan Goldberg

Tirell, LLC, a Delaware limited liability company
Susan Goldberg, Authorized Signatory

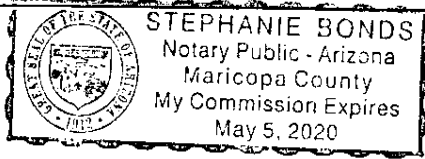
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Susan Goldberg, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Stephanie Bonds

Commission expires:

May 5, 2020



REAL ESTATE TRANSFER TAX		03-Jan-2018
COUNTY:		85.00
ILLINOIS:		170.00
TOTAL:		255.00

15-04-11 -041 0000 | 20171201672016 | 0-612-075-552

This instrument prepared by:

TigerLaw
Nat Piggee
220 N. Green St., Suite 3013
Chicago, IL 60607

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$679.60- 1718 N 34TH AVE
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 18 IN BLOCK 12 IN H.O. STONE AND COMPANY'S WORLD FAIR ADDITION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929 AS DOCUMENT NO. 10252919, IN COOK COUNTY, ILLINOIS.

PIN: 15-04-114-041-0000

COMMONLY KNOWN AS: 1710 N. 34TH AVENUE, STONE PARK, IL 60165

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

- (1) General taxes and assessments for the year 2017 and subsequent years which are not yet due or payable.
- (2) Building lines as shown on Schedule B Part II of the title commitment issued by First American Title as order number 2891073.

Property of Cook County Clerk's Office