

# UNOFFICIAL COPY

A17-2950EV  
**SPECIAL WARRANTY  
DEED**

Doc#: 1801246350 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2018 01:06 PM Pg: 1 of 3

Dec ID 20180101679376  
ST/CO Stamp 1-569-403-936 ST Tax \$779.00 CO Tax \$389.50  
City Stamp 0-764-097-568 City Tax: \$8,179.50

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
120 N. LaSalle St., Suite 2750  
Chicago, IL 60602

THE GRANTOR, **3048-50 W SAWYER DEVELOPMENT LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **JACOB M. LEON** and **BRITTANY A. LEON**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 15 IN AVONDALE BEING PHILPOT'S SUBDIVISION OF LOTS 1, 2 5 AND 6 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-26-212-023-0000

Address of Real Estate: 3050 N. Sawyer Ave., Chicago, Illinois 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate, not as joint tenants or tenants in common but as tenants by the entirety, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

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Dated this 2<sup>nd</sup> day of January, 2018.

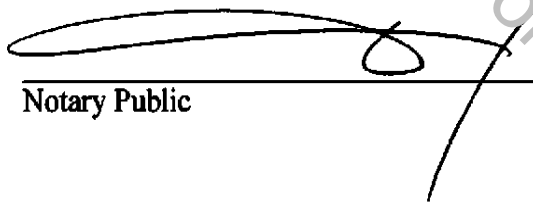
3048-50 W SAWYER DEVELOPMENT LLC

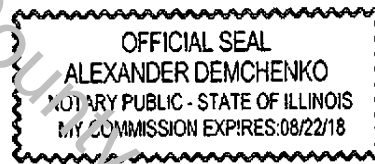
By:   
Manager



STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irina Druk, being the Manager of 3048-50 W Sawyer Development LLC, an Illinois limited liability company ("Company"), and 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 as such Manager, she signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as her free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 2<sup>nd</sup> day of January, 2018.

  
Notary Public



REAL ESTATE TRANSFER TAX		12-Jan-2018
	COUNTY:	389.50
	ILLINOIS:	779.00
	<b>TOTAL:</b>	<b>1,168.50</b>
13-26-212-023-0000   20180101679376   1-589-403-936		

REAL ESTATE TRANSFER TAX		12-Jan-2018
	CHICAGO:	5,842.50
	CTA:	2,337.00
	<b>TOTAL:</b>	<b>8,179.50 *</b>

13-26-212-023-0000 | 20180101679376 | 0-764-097-568

\* Total does not include any applicable penalty or interest due.

**AFTER RECORDING, MAIL TO:**

Kristopher Briggs  
2550 Golf Road, Ste 250  
Rolling Meadows, IL 60008

**SEND SUBSEQUENT TAX BILLS TO:**

Jacob and Brittany Leon  
3050 N. Sawyer Ave.  
Chicago IL 60618

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## EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office