

UNOFFICIAL COPY

Special Warranty Deed

After recording mail to:
Jeffrey Marks, Esq.
3350 Salt Creek Lane, Suite 105
Arlington Heights, IL 60008

Mail subsequent tax bills to:
Joseph & Jeny Berrios
3756 N. Octavia Avenue
Chicago, IL 60634



Doc# 1806744059 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 02:36 PM PG: 1 OF 2

This indenture, made this 2nd day of March, 2018, between **American Revival Company NFP**, party of the

As tenancy by the entirety

first part, and **Joseph Berrios and Jeny Berrios**, husband and wife, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, as tenants by the entirety (not as joint tenants and not as tenants in common) and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

LOT 193 IN VOLK BROTHERS SHAW ESTATES, A SUBDIVISION OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-24-222-028-0000

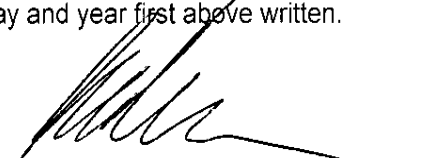
Common Address: 3756 N. Octavia Avenue, Chicago, IL 60634

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part their heirs and assigns forever.

This property is not a subject the Homestead Exemption Laws of the State of Illinois.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) ~~Applicable zoning and building laws and ordinances and other ordinances of record;~~ (c) Existing easements; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or assessments for improvements not yet completed; (f) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.


American Revival Company, NFP
By: Marek Loza, its President

Date: March 2, 2018

1879334

Old Republic Title 1/3
9601 Southwest Highway
Oak Lawn, IL 60453

Handwritten initials and number 2

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State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Loza, 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, sealed and delivered said instrument in the capacity as the President of American Revival Company, NFP, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.




Notary Public



Date: March 2, 2018

Document Prepared by:
Loza Law Offices P.C.
2500 E. Devon Avenue, Suite 200
Des Plaines, IL 60018
Tel. (847) 297-9977



REAL ESTATE TRANSFER TAX		07-Mar-2018
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00 *

12-24-222-028-0000 | 20180301610883 | 0-372-107-296
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Mar-2018
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00

12-24-222-028-0000 | 20180301610883 | 1-570-059-808