

# UNOFFICIAL COPY

Doc#: 1814501156 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2018 10:44 AM Pg: 1 of 3

This instrument Prepared by:

Law office of  
Christopher S. Koziol, P.C.  
6444 N. Milwaukee Ave  
Chicago, IL 60631

Dec ID 20180501678757  
ST/CO Stamp 0-078-843-168 ST Tax \$540.00 CO Tax \$270.00  
City Stamp 2-025-000-224 City Tax: \$5,670.00

Return and mail tax statement to:

7810 S. CLAREMONT LLC  
7810 S. Claremont  
Chicago IL 60620

## SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 27<sup>th</sup> day of May 2018 by ORZEN, LLC, whose address is 5852 N. Northwest Hwy, Chicago, IL hereinafter called GRANTOR, grants to 7810 CLAREMONT LLC whose address 7810 S. Claremont Chicago, IL hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

LOTS 4, 5, 6, 7, 27, 28 AND 29 IN BLOCK 49 IN THE FIRST ADDITION TO BEVERLY GATEWAY, BEING A SUBDIVISION OF BLOCKS 17, 49, 50 AND 54 IN DEWEY AND VANCE'S SUBDIVISION IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-30-312-004-0000 AND 20-30-312-005-0000 AND 20-30-312-006-0000 AND 20-30-312-007-0000 AND 20-30-312-022-0000 AND 20-30-312-023-0000 AND 20-30-312-024-0000

Address of Real Estate: 7814 S. CLAREMONT AVE AND 7811, 7815, 7817 S. WESTERN AVE, CHICAGO, IL 60620

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

File nr: AT 17927  
After recording, mail to:  
Altima Title, LLC  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

VII

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple 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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

ORZEN, LLC

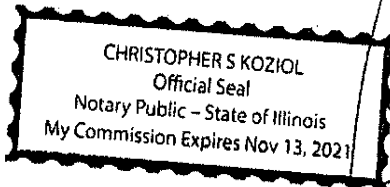
By: Zenon Orlinski

Its: \_\_\_\_\_

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 22<sup>ND</sup> day of May 2018 by Zenon Orlinski, manager of ORZEN, LLC, who is personally known to me or who has produced Zenon Orlinski as identification and who signed this instrument willingly.



[Signature]  
Notary Public  
My commission expires 11-13-21

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## ALTA COMMITMENT 2006

File No. AT17927  
Associated File No:

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### EXHIBIT A

**LOTS 4, 5, 6, 7, 27, 28 AND 29 IN BLOCK 49 IN THE FIRST ADDITION TO BEVERLY GATEWAY, BEING A SUBDIVISION OF BLOCKS 17, 49, 50 AND 54 IN DEWEY AND VANCE'S SUBDIVISION IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Address of Property:  
7814 S CLAREMONT AVE,  
7811, 7815, 7817 S WESTERN AVE  
CHICAGO, IL 60620

Parcel ID Number: 20-30-312-004thru007 & 022thru024

Property of Cook County Clerk's Office