

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 23<sup>rd</sup> day of MAY, 2018 between Karol Kruszecki a/k/a Karol Kroszecki, a married man, and Andrzej Bezener, a married man, of 17432 S. Oak Park Ave., Tinley Park, IL 60477 ("Grantors"), and Padraig Conway, a Married man of 9723 Hickory Crest, Palos Hills, Illinois 60465 ("Grantee").

### WITNESSETH:

Grantors, in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt of which is acknowledged and by these presents do remise, release, alien and convey unto Grantee, all of the real estate situated in the County of Cook and State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof (the "Property").

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 thereon, all improvements, and all the estate, right, title, interest, claim or demand whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: to have and to hold the Property as above described.

And Grantors, for themselves, and their successors, covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done anything whereby the Property is or may be in any manner encumbered or charged, except as stated in this Deed; and that it will warrant and defend the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantors, subject to those exceptions set forth on attached Exhibit B.

Real Estate Tax Parcel No.: 28-30-314-005; 28-30-314-006; 28-30-314-007; 28-30-314-008

Address of Real Estate: 17432 Oak Park Avenue, Tinley Park, Illinois 60477

THIS PROPERTY IS NOT HOMESTEAD PROPERTY TO ANY GRANTOR OR SPOUSE

Grantors represent and warrant to Grantee that (a) no labor or material has been furnished for the premises within the last four months that is not fully paid for; (b) since the title date of January 31, 2018, in the report on title issued by Wheatland Title Company, Grantor has not done or suffered to be done anything that could in any way affect title to the premises, and no proceedings have been filed by or against Grantor nor has any judgment or decree been rendered against Grantor, nor is there any judgment note or other instrument that can result in a judgment or decree against Grantor within five days from the date of this Deed; and (c) there are no leases affecting the premises.

[The remainder of this page was intentionally left blank. The signature page follows.]



Doc# 1816916081 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 01:25 PM PG: 1 OF 5

*The above space for Recorder's use only.*



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## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTHERN 14.86 FEET OF LOT 5 IN HERMAN STOECKMANN'S SUBDIVISION OF THE SOUTH 433 FEET OF THE EAST 183 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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RECORDER OF DEEDS

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. SUBJECT TO REAL ESTATE TAXES NOT YET DUE OR PAYABLE, COVENANTS, CONDITIONS, AND RECORDS AS OF THE DATE OF THIS DEED.
2. ELECTRICAL INSTALLATION AGREEMENT DATED JUNE 3, 2003 AND RECORDED JUNE 10, 2003 AS DOCUMENT NO. 0316118062 MADE BY AND BETWEEN VILLAGE OF TINLEY PARK AND MR. ANDY BEZENER FOR MICKEY'S RIBS RECORDED IN THE COOK COUNTY RECORDER'S OFFICE.

Property of Cook County Clerk's Office

RECORDER OF DEEDS

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## STATEMENT BY GRANTOR AND GRANTEE

The **GRANTOR** or his agent affirms that, to the best of his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interests in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 6, 2018



Signature: Raval Thunectte  
Grantor or Agent

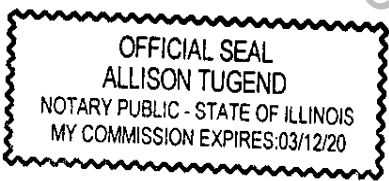
Subscribed and sworn to before me  
By the said BARBARA BENNETT  
This 6th, day of June, 2018  
Notary Public Barbara Bennett

The **GRANTEE** or his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 11, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the Said Padraig Conway  
This 11, day of June, 2018  
Notary Public Allison Tugend



**Note:** Any person who knowingly submits a false statement concerning the identify of the **Grantee** shall be guilty of a Class C misdemeanor for the first office and of a Class A misdemeanor for subsequent offenses.