

# UNOFFICIAL COPY

Doc#: 1819133120 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/10/2018 10:24 AM Pg: 1 of 2

*This instrument Prepared by:*

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

Dec ID 20180601611600  
ST/CO Stamp 0-271-176-480 ST Tax \$290.00 CO Tax \$145.00

*Return and mail tax statement to:*

Nicholas T. Walker  
301 Marengo Ave  
Forest Park, IL 60130

## SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 28<sup>TH</sup> day of June, 2018 by ERKOCA INTERIORS, LLC whose address is 405 N. Wabash Ave., Apt 4806, Chicago, IL hereinafter called GRANTOR; grants to NICHOLAS T. WALKER whose address is 1727 Sequoia Trail, Glenview, 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 (ten dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys, warrants and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOTS 5 AND 6 IN THE NORTH 1/2 OF LOT 7 IN LAWRENCE KEIFER'S RESUBDIVISION OF LOT 3 (EXCEPT NORTH 1 ACRE) IN KEIFER'S SUBDIVISION OF BLOCKS 29 AND 37 IN RAILROAD ADDITION TO THE TOWN OF HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-12-434-025-0000  
Address of Real Estate: 301 MARENGO AVE, FOREST PARK, IL 60130

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.

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No.

7241

Approved/Date

File nr: AT180117  
After recording mail to:  
Alma Title, LLC  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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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 the day and year first written above.

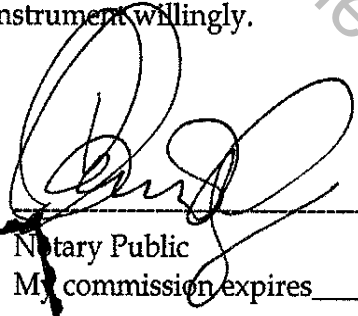
ERKOCA INTERIORS, LLC

By:   
ERIS ERKOCA  
Manager of ERKOCA INTERIORS LLC

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 28<sup>TH</sup> day of June 2018 by Eris Erkoca, the manager of ERKOCA INTERIORS, LLC who is personally known to me and who signed this instrument willingly.

  
Notary Public  
My commission expires \_\_\_\_\_



Property of Cook County Clerk's Office