

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc# 1832018025 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2018 10:21 AM PG: 1 OF 3

**THIS AGREEMENT**, made between Grantor, Eric J. Nicola, 8145 S. 83<sup>rd</sup> Court, Justice, IL 60458, party of the first part, and Grantee, Big City Realty LLC an Illinois Limited Liability Company, party of the second part,

*\* A Single Man*

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

~~LOT 156 IN WESLY FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID WEST 1/2 OF NORTHEAST 1/4 OF THE NORTH 10 RODS OF THE EAST 8 RODS THEREOF) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 5, 1954, AS DOCUMENT NUMBER 1501535, IN COOK COUNTY, ILLINOIS.~~

Commonly known as: 8145 S. 83<sup>rd</sup> Court, Justice, IL 60458

Permanent Index Number: 18-35-215-009-0000

Together with all the hereditaments and appurtenances thereto, 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, **TO HAVE AND TO HOLD** the premises as above described.

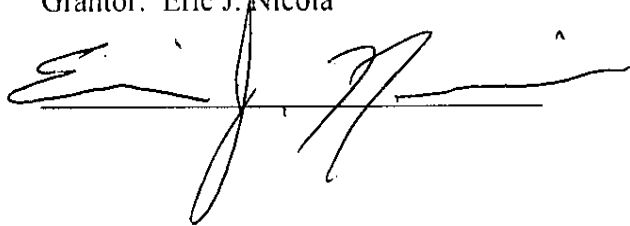
And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, Subject To: taxes for 2018 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises.

S Y  
P 3  
S N  
SC Y  
INT AB

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 31<sup>st</sup> day of October, 2018.

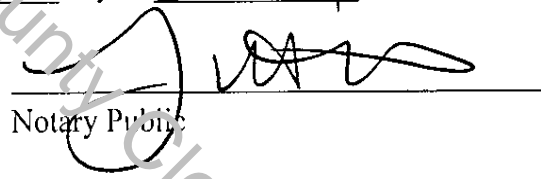
Grantor: Eric J. Nicola



State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric J. Nicola, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31<sup>st</sup> day of October, 2018.

  
Notary Public

This instrument was prepared by:  
Steven Friedman  
100 N. LaSalle Street, Suite 2400  
Chicago, IL 60602  
Attorney No. 60761

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
TQ003970

SEND SUBSEQUENT TAX BILLS TO:

Big City Realty LLC  
336 E. North Ave., #100  
Northlake, IL 60164



REAL ESTATE TRANSFER TAX

16-Nov-2018

	COUNTY:	42.75
	ILLINOIS:	85.50
	TOTAL:	128.25

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## LEGAL DESCRIPTION

LOT 156 IN WESLY FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID WEST 1/2 OF NORTHEAST 1/4 OF THE NORTH 10 RODS OF THE EAST 8 RODS THEREOF) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 5, 1954, AS DOCUMENT NUMBER 1501535, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

8145 S. 83rd Court

Justice, IL 60458

PIN#: 18-35-215-009-0000

Property of Cook County Clerk's Office