

UNOFFICIAL COPY

Return To:

Dominik Kieca
3719 N Central Park Ave
Chicago, IL 60618

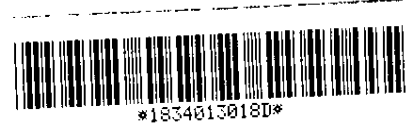
This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Dominik Kieca
3719 N Central Park Ave
Chicago, IL 60618

File: 101-10078783



Doc# 1834013018 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2018 10:04 AM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 15 day of November, 2018, by and between CITIBANK, N.A., whose mailing address is 1000 Technology Drive, O Fallon, MO 63368, hereinafter called GRANTOR, grants to DOMINIK KIECA, whose address is 3719 N Central Park Ave, Chicago, IL 60618, 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 \$63,000.00 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, wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 13-20-219-037-1004

Property Address: 3746 North Central Avenue, Unit 1D, Chicago, IL 60634

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.

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

To have and to hold, the same in fee simple forever.

REAL ESTATE TRANSFER TAX

06-Dec-2018



COUNTY:	31.50
ILLINOIS:	63.00
TOTAL:	94.50

13-20-219-037-1004

| 20181101640867 | 0-440-707-744

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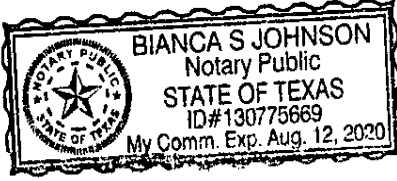
And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

CITIBANK, N.A.
By: [Signature]
Name/Title: E-M Robinson, AVP


STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was hereby acknowledged before me this 15 day of November, 2018, By: EM Robinson Title: AVP For: CITIBANK, N.A., who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX ¹		29-Nov-2018
	CHICAGO:	472.50
	CTA:	189.00
	TOTAL:	661.50 *

13-20-219-037-1004 | 20181101640867 | 1-090-278-048
* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

UNIT 1-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE SOUTH 25.0 FEET OF LOT 2, ALL OF LOTS 3 AND 4 IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY OAK PARK NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1963 AND KNOWN AS TRUST NUMBER 6203 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21768037; TOGETHER WITH AN UNDIVIDED 4.48% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Property Address: 3746 North Central Avenue, Unit 1D, Chicago, IL 60634

Parcel ID: 13-20-219-037-1004

Cook County Clerk's Office