

UNOFFICIAL COPY

Doc#: 1836057021 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/26/2018 11:31 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 20181201665449
ST/CO Stamp 1-847-723-680 ST Tax \$90.00 CO Tax \$45.00
City Stamp 0-027-018-912 City Tax: \$945.00

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 13TH day of December 2018 by ORZEN, LLC, whose address is 5852 N. Northwest Hwy, Chicago, IL hereinafter called GRANTOR, grants to 7810 S. CLAREMONT, LLC whose address is 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 1, 2 AND 3 IN BLOCK 49 IN 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: 20-30-312-001-0000 AND 20-30-312-002-0000 AND 20-30-312-003-0000

Address of Real Estate: 7805 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.

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

File nr: AT180928
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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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: *MANAGER*

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 13th day of December 2018 by Zenon Orlinski, manager of ORZEN, LLC, who is personally known to me or who has produced *Driver license* as identification and who signed this instrument willingly.

[Signature]

CHRISTOPHER S KOZIOL
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Nov 13, 2021

Notary Public
 My commission expires _____