

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 2750  
Chicago, IL 60602

Doc#: 1908157059 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/22/2019 11:05 AM Pg: 1 of 3

Dec ID 20190301624522  
ST/CO Stamp 0-939-089-312 ST Tax \$1,000.00 CO Tax \$500.00  
City Stamp 0-675-294-624 City Tax: \$10,500.00

THE GRANTOR, **GARP CONSTRUCTION, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **STEPHANIE E. SULENTIC**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 17 IN BLOCK 1 IN H.M. THOMPSON'S RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 3 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-36-410-040-0000

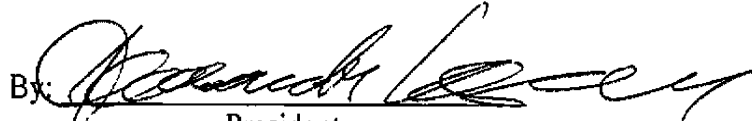
Address of Real Estate: 1818 N. Washtenaw Ave., Chicago, Illinois 60647

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 thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

Dated this 18<sup>th</sup> day of March, 2019.

GARP CONSTRUCTION, INC.

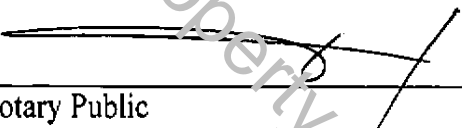
By:   
President

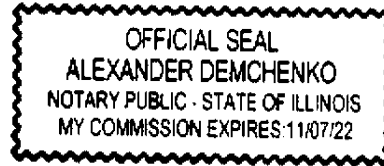
# UNOFFICIAL COPY


STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aleksandr Kaganer, being the President of Garp Construction, Inc., an Illinois corporation, and 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 as such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 18<sup>th</sup> day of March, 2019.

  
\_\_\_\_\_  
Notary Public



| REAL ESTATE TRANSFER TAX  |          | 22-Mar-2019 |
|---|----------|-------------|
|  | CHICAGO: | 7,500.00    |
|   | CTA:     | 3,000.00    |
|   | TOTAL:   | 10,500.00 * |
| 13-36-410-040-0000   20190301624522   0-675-294-624                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

| REAL ESTATE TRANSFER TAX  |           | 22-Mar-2019 |
|---|-----------|-------------|
|    | COUNTY:   | 500.00      |
|  | ILLINOIS: | 1,000.00    |
|   | TOTAL:    | 1,500.00    |
| 13-36-410-040-0000   20190301624522   0-939-089-312                                   |           |             |

**AFTER RECORDING, MAIL TO:**

David J. Gordon  
611 S. Milwaukee Ave., #4  
Libertyville, IL 60048

**SEND SUBSEQUENT TAX BILLS TO:**

Stephanie Sulentic  
1818 N Washburn Ave  
Chicago, IL 60647

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## EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
7. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
8. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office