

# UNOFFICIAL COPY

Doc#. 1910213047 Fee: \$74.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/12/2019 09:51 AM Pg: 1 of 3

Dec ID 20190401638310

ST/CO Stamp 0-990-188-448 ST Tax \$267.00 CO Tax \$133.50

## SPECIAL WARRANTY DEED

*In Consideration of* the sum of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged the property located in the State of Illinois in the County of Cook by this Deed on this date by THE GRANTOR BZ Investments, LLC, a Limited Liability Company, Seller, of the City of Chicago and the State of Illinois ~~doe~~ REMISE, RELEASE, ALIEN AND CONVEY TO Fred A Hill and Maria F. Eusebio, as Joint Tenants with right of survivorship and not as tenants in common the Following Described Real Estate to-wit:

\* a single man

\*\* a single woman

SEE LEGAL RIDER ATTACHED

P. I. No. 12-12-425-009-1009

TO HAVE AND TO HOLD the said premises as above described, unto said Grantee, her heirs and assigns forever.

And Grantor, for itself, and its successors and assigns does covenant, promise and agree, to and with Grantee, the Grantee's 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND.

IN WITNESS WHEREOF, Sam Zitella, Manager of BZ Investments, LLC has caused his name to be signed to this document pursuant to a duly adopted resolution.

Dated: April 8, 2019

BZ Investments, LLC

By: 

Sam Zitella, Manager

## 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 Sam Zitella, Manager of BZ Investments, LLC, a Limited Liability Company, 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 it was signed, sealed and delivered as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if present.

Given under my hand and official seal this 4<sup>th</sup> day of April, 2019

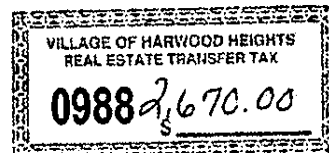
*Karolina Karwowska*  
 Notary  
 (Stamp)

This instrument was prepared by: Leon C. Wexler  
 526 West Barry Ave  
 Chicago, Illinois 60657



MAIL TO:  
 Jon Tomos, Esq.  
 3553 West Peterson Avenue - Ste. 201  
 Chicago, Illinois 60657

Address of Property  
 4811 North Olcott, Unit 209  
 Harwood Heights, Illinois 60706



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## LEGAL DESCRIPTION

Order No.: 19003403NA

Commonly known as: 4811 N. Olcott Ave., Harwood Heights, IL 60706

Unit 209  
Harwood Heights, IL 60706

For APN/Parcel ID(s): 12-12-425-009-1009

UNIT 4811 -209 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE PROPERTY DESCRIBED BELOW AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P 1-34 AND P2-52 AND STORAGE SPACE S 1-34 AND S2-52, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000 PIN: 12-12-425-009-1009 481 1 NORTH OLCOTT, UNIT 209, HARWOOD HEIGHTS, ILLINOIS 60706

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5, AND 6 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5, AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044, AND AS AMENDED BY DOCUMENT 0724215000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.