

# UNOFFICIAL COPY

Doc#: 1910901054 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/19/2019 10:22 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 20190401650745  
ST/CO Stamp 0-289-008-544 ST Tax \$717.50 CO Tax \$358.75  
City Stamp 0-116-001-696 City Tax: \$7,533.75

*Return and mail tax statement to:*

Diarmuid Moran  
Omar Castro  
3721 W. Wabansia Ave  
Chicago, IL 60647

## SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 17<sup>th</sup> day of April 2019 by PRIME DESIGN CONSTRUCTION, INC., AN ILLINOIS CORPORATION, erroneously named PRIME DESIGN CONSTRUCTION on the grantee clause of the deed recorded as document 1804008263, hereinafter called GRANTOR, grants to DIARMUID MORAN AND OMAR CASTRO married to each other, whose address is 2243 N. Monticello, Chicago IL, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY hereinafter called GRANTEES.

Wherever used herein the terms "GRANTOR" and "GRANTEES" 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 GRANTEES, all that certain land, situated in Cook County, Illinois, as follows:

LOT 9 IN BLOCK 5 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-35-326-012-0000  
Address of Real Estate: 3721 W. WABANSIA AVE, CHICAGO, IL 60647

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.

File at: 1190262  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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

To have and to hold, the same in fee simple not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY 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 the day and year first written above.

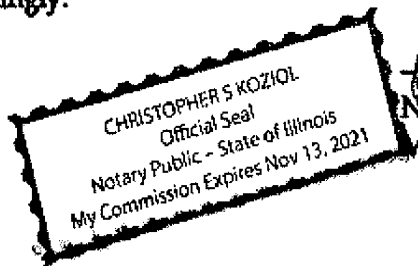
PRIME DESIGN CONSTRUCTION, INC.,  
AN ILLINOIS CORPORATION

By: *Norb Karpinski*  
NORBERT KARPINSKI  
President of PRIME DESIGN CONSTRUCTION INC

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 17<sup>th</sup> day of April 2019 by NORBERT KARPINSKI as President of PRIME DESIGN CONSTRUCTION, INC who is personally known to me and who signed this instrument willingly.



*[Signature]*  
Notary Public  
My commission expires \_\_\_\_\_