

# 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#: 1914249228 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/22/2019 10:55 AM Pg: 1 of 3

Dec ID 20190501677302  
ST/CO Stamp 0-501-469-088 ST Tax \$790.00 CO Tax \$395.00  
City Stamp 0-233-033-632 City Tax: \$8,295.00

THE GRANTOR, **MK CONSTRUCTION & BUILDERS, 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, **ADAM LEOPOLD KOLTUN**, 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 15 IN BLOCK 5 IN FIELD'S BOULEVARD ADDITION TO IRVING PARK, BEING A SUBDIVISION BY CLIFTON D. FIELD OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-13-302-015-0000

Address of Real Estate: 4335 N. Albany Ave., Chicago, Illinois 60618

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.

### AFTER RECORDING, MAIL TO:

DENNIS W. THORN  
180 N. MICHIGAN AVE  
#2105  
CHICAGO, ILL  
60601

### SEND SUBSEQUENT TAX BILLS TO:

ADAM KOLTUN  
4335 N. ALBANY AVE  
CHICAGO, ILL  
60618

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Dated this 17<sup>th</sup> day of May, 2019.

MK CONSTRUCTION & BUILDERS, INC.

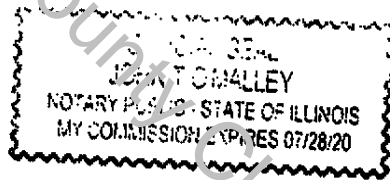
By: Alexander Demchenko  
Authorized Agent


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 Alexander Demchenko, being the duly authorized agent of MK Construction & Builders, 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 authorized agent, 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 17<sup>th</sup> day of May, 2019.



[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		20-May-2019
	CHICAGO:	5,925.00
	CTA:	2,370.00
	<b>TOTAL:</b>	<b>8,295.00 *</b>

13-13-302-015-0000 | 20190501677302 | 0-233-033-632

\* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		20-May-2019
	COUNTY:	395.00
	ILLINOIS:	780.00
	<b>TOTAL:</b>	<b>1,175.00</b>

13-13-302-015-0000 | 20190501677302 | 0-501-469-080

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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