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THIS DOCUMENT WAS PREPARED BY:

Michael J. Baum, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, IL 60601

UPON RECORDING RETURN TO:

John L. Janczur, Esq.
Kokoszka & Janczur, P.C.
19 South LaSalle Street, Suite 1201
Chicago, IL 60603

MAIL SUBSEQUENT TAX BILLS TO:

Deshe Real Estate Group, LLC
350 N. LaSalle St., 9th Floor
Chicago, IL 60654
Attn: Etmarr Deshe



Doc# 1917217070 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2019 01:37 PM PG: 1 OF 4

The above space for recorders use only

18000037231

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of June 2019 by OPALKA REALTY, LLC, an Illinois limited liability company, having an address at 20 N. Clark Street, Suite 1450, Chicago, Illinois 60602 ("Grantor"), in favor of K&K APARTMENTS, LLC, an Illinois limited liability company, having an address at 350 N. LaSalle St., 9th Floor, Chicago, IL 60654 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit A attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Grantee, existing leases and tenancies, all special governmental taxes or assessments confirmed and unconfirmed, general real estate taxes not yet due and payable, applicable zoning ordinances, and matters which would be disclosed by an accurate survey of the Land.



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And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

[Signature Page Follows]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Jun-2019
	COUNTY	1,765.00
	ILLINOIS	3,530.00
	TOTAL	5,295.00
<hr/>		
28-15-111-033-0000	20190601606454	1-67-708-000

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above-written.

GRANTOR:

OPALKA REALTY, LLC.,
an Illinois limited liability company

By: *Stan. L. Opalka*
Name: Stanislav L. Opalka
Its: Authorized Signatory

STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Stanislav L. Opalka, being the Authorized Signatory of OPALKA REALTY, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 20th day of June, 2019.

Lilla Razik
Notary Public

My Commission Expires:

Nov. 18, 2019



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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LOTS 1 THROUGH 10, ALL IN BLOCK 6 IN WARNEKE'S ADDITION TO OAK FOREST, BEING A RESUBDIVISION OF BLOCKS 4, 5, AND 6 IN LESSEY AND BORRUFF'S SUBDIVISION OF THE NORTH 18 ACRES, WEST OF RAILROAD OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 15301 - 15311 South Kilpatrick Avenue, Oak Forest, IL 60452
15302 - 15312 South Knox Avenue, Oak Forest, IL 60452

PIN NUMBER(S): 28-15-111-033-0000; 28-15-111-034-0000; 28-15-111-035-0000 and
28-15-111-036-0000

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