

UNOFFICIAL COPY

PTA-51723

214

SPECIAL WARRANTY DEED

THE GRANTORS, Joseph P. Maslanka, not individually but as Trustee of the JOSEPH P. MASLANKA LIVING TRUST DATED DECEMBER 27, 2000, as to an undivided 1/3 interest, Joe T. Maslanka, a married man, as to an undivided 1/3 interest, and to Don Maslanka, a single man, as to an undivided 1/3 interest, and MASLANKA PROPERTIES, INC., an Illinois corporation, all whose address is 5430 W. Montrose Ave., Chicago, IL 60641 ("Grantors"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does

hereby GRANT, CONVEY and SELL to MY PROPERTY HOLDINGS, LLC - 5424 W. MONTROSE AVE., an Illinois limited liability company, whose address 14330 S. Cicero Ave., Crestwood, IL 60418 ("Grantee"), that certain improved real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto ("Exceptions") and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights, 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 Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantors, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and 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 Grantors hereby agrees to warrant and forever defend, subject to the Exceptions, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantors but not otherwise.



Doc# 1921445096 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2019 03:44 PM PG: 1 OF 8

S ✓
P 8
S ✓
M ✓
SC ✓
E ✓
INT JA

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors have caused this Special Warranty Deed to be executed this 31st day of July, 2019.

MASLANKA PROPERTIES, INC., an Illinois corporation

By: *Joseph Maslanka*
Joseph Maslanka, President

JOSEPH P. MASLANKA LIVING TRUST DATED DECEMBER 27, 2000

By: *Joseph P. Maslanka*
Joseph P. Maslanka, as Trustee
Joe T. Maslanka
Joe T. Maslanka
Don Maslanka
Don Maslanka

STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Joseph Maslanka, not individually but as President of MASLANKA PROPERTIES, INC., an Illinois corporation, and as Trustee of the JOSEPH P. MASLANKA LIVING TRUST DATED DECEMBER 27, 2000, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of July, 2019.



Christina Mermigas
NOTARY PUBLIC


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, Joe T. Maslanka, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of July, 2019.





NOTARY PUBLIC

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, Don Maslanka, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of July, 2019.




NOTARY PUBLIC

After recording mail to and
send subsequent tax bills to:

Prepared by:

My Property Holdings, LLC – 5424 W. Montrose Ave.
Attn: Mark Kehoskie
14330 S. Cicero Ave.
Crestwood, IL 60418

Christina M. Mermigas
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 IN WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1919 AS DOCUMENT NUMBER 6643078, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5426-5444 W. Montrose Ave., Chicago, IL 60641

PINS: 13-15-128-026-0000; 13-16-128-027-0000; 13-16-128-028-0000; 13-16-128-025-0000;
13-16-128-024-0000; 13-16-128-022-0000; 13-16-128-023-0000

UNOFFICIAL COPY

EXHIBIT B EXCEPTIONS AND CONDITIONS

1. Real estate taxes which are not due and payable as of the date of this conveyance.
2. Covenants, conditions, terms, provisions, ordinances, easements, building lines and restrictions of record.
3. State, county and municipal zoning and building laws and ordinances which affect the Property.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
6. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
7. Covenants and restrictions contained in deed from Chicago Title and Trust Company, as trustee to Sam Kaplan dated January 22, 1925 and recorded February 5, 1925 as document 8764238 relating to the construction and cost of buildings to be erected on land. Note: said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition (Affects Lot 13).
8. Conditions contained in deed from Chicago Title and Trust Company as Trustee to John Aurig and Wanda Aurig, his wife, dated January 18, 1923 covering land but relating to the construction, cost and use of buildings which may be erected on land, and also contained in deed from Chicago Title and Trust Company, as trustee to Joseph Tietze and Frances Tietze, his wife dated November 13, 1924 and recorded July 27, 1925 as document 8987419. (Affects Lot 14).
9. Covenants recorded May 26, 1925 as document 8927412 from Chicago Title and Trust Company to Robert Goldstein relating to construction. (Affects lot 15).
10. Covenants and restrictions contained in deed from Chicago Title and Trust Company, as Trustee to Issac K. Doktorski dated October 19, 1920 as document 6997986 relating to cost and construction. (Affects lot 16).
11. Interest of Anthony Biernat and Florance J. Biernat, his wife, under unrecorded agreement to purchase the land recorded April 6, 1981 as document 25828511. (Affects Lots 13, 14, 15 and 16)
12. Restrictions contained in deed recorded September 3, 1925 as document 9024136 conveying Lot 9 relating to material and cost of buildings to be erected on land. (Affects Lot 9) Note: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

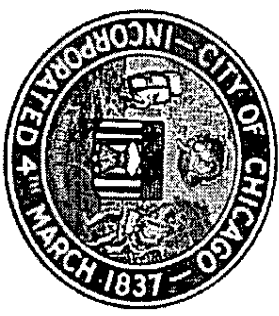
UNOFFICIAL COPY

13. Restrictions contained in deed recorded February 5, 1925 as document 8764361 conveying Lot 10 relating to material and cost of buildings to be erected on land. (Affects Lot 10)
Note: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.
14. Encroachment of building located mainly on the land over the South line onto Montrose Avenue by .07 to .08 feet as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92554. (Affects 9 and 11 respectively)
15. Encroachment of the building over and onto the property to the West by .06 feet to .12 feet as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92554. (Affects Lot 12)
16. Encroachment of the building over and onto the property to the East by approximately 0.10 feet as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92554. (Affects Lot 9)
17. Encroachment of the canopies over and onto the property to the South as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92554. (Affects Lots 12 and 13)
18. Rights, if any, of parties to maintain electric meter, catch basins, electric conduit as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92554. (Affects Lots 9, 10, 11 and 12)
19. Rights, if any, of parties to maintain electric meter, communication cables as referenced on survey made by MM Surveying Co., Inc. dated May 23, 2019 as order no. 92561. (Affects Lots 13, 14, 15 and 16).

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

02-Aug-2019



CHICAGO:	14,250.00
CTA:	5,700.00
TOTAL:	19,950.00 *

13-16-128-026-0000 | 20190601612610 | 0-604-859-488

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

02-Aug-2019



COUNTY:	950.00
ILLINOIS:	1,900.00
TOTAL:	2,850.00

13-16-128-026-0000

20190601612610

0-228-928-608

Property of Cook County Clerk's Office