

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 1930546192 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/01/2019 10:25 AM Pg: 1 of 3

Dec ID 20191001611020
ST/CO Stamp 1-767-252-320 ST Tax \$215.00 CO Tax \$107.50

MAIL TO:

Gerald A. Rinella
Law Office of Gerald A. Rinella
1410 East Rosita Drive
Palatine, IL 60074

NAME & ADDRESS OF TAXPAYER:

Jonathan Cooper
3300 Charlemagne Avenue
Hazel Crest, IL 60429

THE GRANTOR(S), Crosstown 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, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Jonathan Cooper, of 1800 S. 58th Court, Apt. #2, Cicero, IL 60804, party of the second part, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 28-35-408-026-0000
Property Address: 3300 Charlemagne Avenue, Hazel Crest, IL 60429

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises heretofore granted are, or may be, in any manner incumbered 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, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its name to be signed to the presents by its President, this X 10th day of October, 2019.

Name of Corporation: ~~Crosstown Builders, Inc.~~

By: X  Christian Fischer - President

REAL ESTATE TRANSFER TAX		30-Oct-2019
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50

28-35-408-026-0000 | 20191001611020 | 1-767-252-320

FIDELITY NATIONAL TITLE 1 of 2
0C19024095

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STATE OF X Illinois COUNTY OF X Will SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Christian Fischer personally known to me to be the President of the Crosstown Builders, Inc. 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 severally acknowledged that as such President, he signed and delivered the said instrument, 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 official seal, this X 10th day of October, 2019

X Amelia Cook Notary Public

My commission expires X 12/28/21

COUNTY - ILLINOIS TRANSFER STAMPS

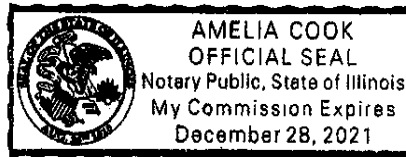
Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act

Date: _____

Signature: _____

Prepared by:

Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563



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EXHIBIT A

LOT 86 IN CHATEAUX CHAMPAGNE SUBDIVISION UNIT NO. S-1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1970, AS DOCUMENT NUMBER 2509147, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office