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Doc#: 1935845021 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/24/2019 09:49 AM Pg: 1 of 4

Dec ID 20191201670236
ST/CO Stamp 1-751-213-408 ST Tax \$42.00 CO Tax \$21.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of December, 2019, between Phoenix Bond & Indemnity Company, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Wuraola Omotosho and Felicia Omotosho, as Joint Tenants with right of survivorship, residing in Richton Park, Illinois, party of the second part.

(GRANTEE'S ADDRESS) 22633 Pleasant Drive, Unit #11, Richton Park, Illinois 60471

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal description attached hereto as Exhibit A and made a part hereof.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) annual general real estate taxes for the year 2019, and subsequent years; (g) assessments established pursuant to the Declaration of Condominium; and (h) any confirmed and unconfirmed special tax or assessment, if any.

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, its heirs and assigns forever.

FIDELITY NATIONAL TITLE

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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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President the day and year first above written.

Phoenix Bond & Indemnity Company

By 
Vice President

THIS INSTRUMENT WAS PREPARED BY:



Andrew W. Marks
444 West Lake Street
Suite 3330
Chicago, Illinois 60606

MAIL TO:

CAPUTO & Popovic
1730 Oak Park Ave
Suite B
Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX

19-Dec-2019

		COUNTY:	21.00
		ILLINOIS:	42.00
		TOTAL:	63.00
31-33-202-003-1011		2019 201670236 1-751-213-408	


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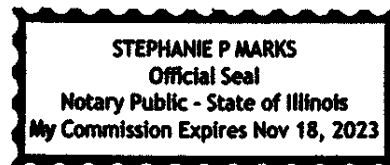
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Stephanie P. Marks, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew W. Marks, personally known to me to be the Vice President of Phoenix Bond & Indemnity Company, an Illinois corporation, 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 Vice 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 16th day of December, 2019.

Notary Public 

Commission Expires: 11/18/23



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EXHIBIT A - LEGAL DESCRIPTION

UNIT NO. 11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD NUMBER 1 CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21770214 IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 22633 PLEASANT DRIVE, UNIT #11
RICHTON PARK, ILLINOIS 60471

P.I.N.: 31-33-202-003-1011

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