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20023130540

SPECIAL WARRANTY DEED

GRANTOR(S):

Doc# 2002313054 Fee \$53.00

SUMMIT DEVELOPMENT, LLC,
a limited liability company 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

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2020 11:35 AM PG: 1 OF 2

PRESENTLY MAINTAINING OFFICE AT:

27303 N. Chevy Chase Rd.

Mundelein, IL 60060

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, ALIEN AND CONVEY to:

JEFFERY S. HAYES and SYDNEY JENELLE WOLAK

not in tenancy in common, nor in tenancy by the entirety, but as JOINT TENANTS, all the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 9 IN NEWBERRY LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 5, 2016 AS A DOCUMENT NO. 1621834052 IN COOK COUNTY, ILLINOIS.

NEW P.I.N.: 02-03-208-030-0000

OLD UNDERLYING PINS: 02-03-208-013; 02-03-208-014; 02-03-208-015; 02-03-208-016; 02-03-208-017; 02-03-208-018; 02-03-208-019; 02-03-208-020; 02-03-208-021

PROPERTY ADDRESS: 2374 NEWBERRY LANE, PALATINE, IL 60074

The grantor does covenant, promise, and agree to the grantee that is has does not done or suffered to be done anything whereby the said promises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited against all persons lawfully claiming, or to claim the same, by through or under grantor, grantor will warrant and defend
SUBJECT TO: (a) general real estate taxes for the current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Common Interest Community Association Act (the "Act" if applicable); (e) the Plat; (f) terms, provisions of the Townhome Documents, including Declaration of Newberry Lane Homeowner's Association, and all amendments exhibits thereto, if any; (g) applicable zoning and building laws and ordinances; (h) encroachments, affecting common areas, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

AP1911621 1002 (C)


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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD said real estate forever.

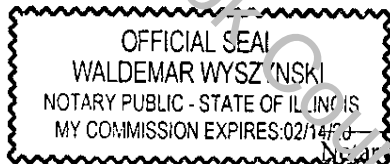
DATED this 20th day of December, 2019.

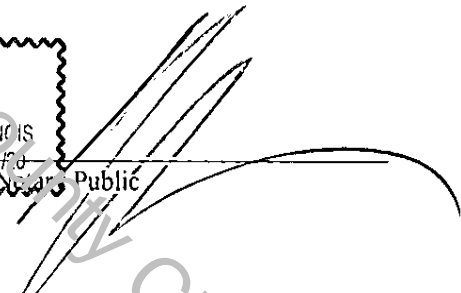
SELLER: SUMMIT DEVELOPMENT, LLC

By: 
Paul Podedworny, its Duly Authorized Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Podedworny, Manager of Summit Development, LLC personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 20 day of December, 2019.






Notary Public

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:
JSS Hayes
2374 Newberry Lane →
Palatine IL 60074..

Send Subsequent Tax Bill To:



REAL ESTATE TRANSFER TAX		23-Jan-2020
	COUNTY:	161.25
	ILLINOIS:	322.50
	TOTAL:	483.75
02-03-208-030-0000 20191201678354 1-513-669-472		