

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 2004508279 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 01:20 PM Pg: 1 of 2

Mail to:

GIT

Veronica Makokha

16919 Murphy Ave.

Hazel Crest, IL 60429

Dec ID 20200201612448

ST/CO Stamp 1-954-785-120 ST Tax \$35.00 CO Tax \$17.50

Name & Address of Taxpayer:

Veronica Makokha

16919 Murphy Ave.

Hazel Crest, IL 60429

41050057/11

RECORDER'S STAMP

This Agreement, made this 28th day of January, 2020 between Belmont Realty Corp., a corporation created and existing under the laws of the State of Illinois and duly authorized to transact business in the state of Illinois with its principal place of business at 5339 W. Belmont Avenue, Chicago, IL 60641, party of the first part, and Veronica Makokha, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of COOK, and State of Illinois known and described as follows to wit:

LOT 34 (EXCEPT THE NORTH 3 FEET THEREOF), LOT 35 AND THE NORTH 6 FEET OF LOT 36 AND THE VACANT ALLEY LYING EAST AND ADJOINING SAID LOTS IN BLOCK 20 IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY A SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25 AND THE EAST 16 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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.

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 charge, 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: General real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

UNOFFICIAL COPY

Permanent Real Estate Index Number: 28-25-204-055-0000

Address of Real Estate: 16919 Murphy Avenue, Hazel Crest, IL 60429

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.

Dated this 28TH day of January, 2020

Belmont Realty Corp.

By: 
John Beaulieu

Its: Secretary and duly authorized representative

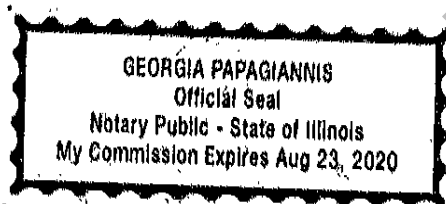
~~Exempt under provisions of Paragraph _____, Section 4,
Real Estate Transfer Tax
Date _____ Buyer, Seller or Representative _____~~

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Belmont Realty Corp., by its Secretary and duly authorized representative, John Beaulieu, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she 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 an official seal this 28TH day of January, 2020


NOTARY PUBLIC



This instrument was prepared by:
Beaulieu Law Offices, P.C.
5339 W. Belmont Avenue
Chicago, Illinois 60641

REAL ESTATE TRANSFER TAX		11-Feb-2020
	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50
28-25-204-055-0000	20200201612448	1-954-785-120