

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*This instrument was prepared by:*

Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc#: 2006406076 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/04/2020 01:09 PM Pg: 1 of 3

Dec ID 20200201627699  
ST/CO Stamp 0-982-869-856 ST Tax \$985.00 CO Tax \$492.50  
City Stamp 0-166-414-176 City Tax: \$10,342.50

THE GRANTOR, **LUXURY HOMES DEVELOPMENT, 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEEES, **JONATHAN GOODBRAND** and **KARA M. GOODBRAND**, husband and wife, of the County of Cook, State of Illinois, not as tenants in common or joint tenants but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 24 FEET OF LOT 12 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-25-427-016-0000

Address of Real Estate: 2417 N. Talman Ave., Chicago, IL 60647

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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or 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 that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

*[Signature Page Follows]*

A20-2086 J.D.


**UNOFFICIAL COPY**Dated this 27 day of February, 2020.

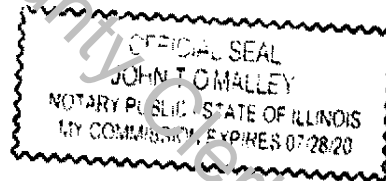
LUXURY HOMES DEVELOPMENT, INC.


By:   
PresidentSTATE 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 Aleksandr Kaganer, being the President of Luxury Homes Development, Inc., an Illinois 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 acknowledged that as such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, 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 seal, this 27 day of February, 2020.



  
Notary Public



REAL ESTATE TRANSFER TAX	02-Mar-2020
 CHICAGO:	7,387.50
CTA:	2,955.00
TOTAL:	10,342.50 *

13-25-427-016-0000 | 20200201627699 | 0-166-414-178

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	02-Mar-2020
  COUNTY:	492.50
ILLINOIS:	985.00
TOTAL:	1,477.50

13-25-427-016-0000 | 20200201627699 | 0-992-869-856

AFTER RECORDING, MAIL TO:

Dorothy Culhane  
1910 S. INDIANA AVE. #623  
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

JONATHAN GOOSBARD  
2417 N TRUMAN AVE  
CHICAGO, IL  
60647

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## **EXHIBIT "A"** **PERMITTED EXCEPTIONS**

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
7. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
8. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.