

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*This instrument was prepared by:*

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

Doc#: 2009903351 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2020 01:44 PM Pg: 1 of 3

Dec ID 20200301649293  
ST/CO Stamp 1-581-900-000 ST Tax \$799.00 CO Tax \$399.50  
City Stamp 0-406-814-944 City Tax: \$8,389.50

THE GRANTOR, **JURIJS SIPELSKIS**, a married man\*, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **RACHAEL SCACCIA** and **SAM S. SCACCIA**, wife and husband, of the County of Cook, State of Illinois, not as joint tenants or tenants in common 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:

LOT 35 IN BLOCK 8 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-30-117-028-0000

Address of Real Estate: 2330 W. Diversey 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.

\*This is not homestead property.

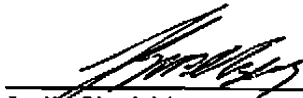
*[Signature Page Follows]*

A20-2864 J.O.

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Dated this 16 day of March, 2020.

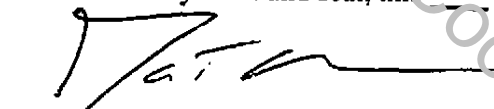
GRANTOR:

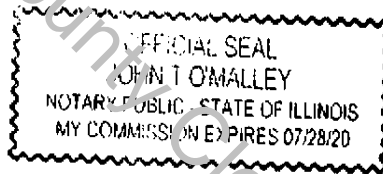
  
\_\_\_\_\_  
Juris Sipelskis


STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Juris Sipelskis, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 16<sup>th</sup> day of March, 2020.



  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		30-Mar-2020
	CHICAGO:	5,992.50
	CTA:	2,397.00
	<b>TOTAL:</b>	<b>8,389.50 *</b>

14-30-117-028-0000 | 20200301649293 | 0-406-814-944

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

REAL ESTATE TRANSFER TAX		30-Mar-2020
	COUNTY:	399.50
	ILLINOIS:	799.00
	<b>TOTAL:</b>	<b>1,198.50</b>

14-30-117-028-0000 | 20200301649293 | 1-511-900-000

**AFTER RECORDING, MAIL TO:**

RACHAEL AND SAM SCACCIA  
2330 W DIVERSEY AVE  
CHICAGO, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**

RACHAEL AND SAM SCACCIA  
2330 W DIVERSEY 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.