

UNOFFICIAL COPY

Doc# 2011203260 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/21/2020 12:32 PM Pg: 1 of 2

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Dec ID 20200401658416
ST/CO Stamp 0-035-530-976 ST Tax \$169.00 CO Tax \$84.50
City Stamp 0-375-976-160 City Tax: \$1,774.50

Return and mail tax statement to:

Richard Hayes
Candace Bell-Hayes
7955 S. Laflin St
Chicago, IL 60620

SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 10th day of April 2020 by PERFECT BUILDERS AND DEVELOPERS INC, whose address is 6019 N. Milwaukee Ave, Chicago, IL hereinafter called GRANTOR, grants to RICHARD HAYES AND CANDACE BELL-HAYES, husband and wife whose address is 7546 S. Marshfield, Chicago, IL hereinafter called GRANTEE as ~~JOINT TENANTS~~ *Tenants by the entirety*

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

LOT 24 IN BLOCK 16 IN SECOND ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF THE WEST HALF OF BLOCKS 3, 6 AND 10 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-32-102-019-0000
Address of Real Estate: 7955 S. LAFLIN ST, CHICAGO, IL 60620

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple as JOINT TENANTS forever.

AT 190376 1/2

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

PERFECT BUILDERS AND DEVELOPERS INC

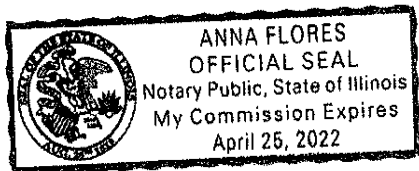
Name of the Corporation

By: Zenon Orlinki
ZENON ORLINSKI President

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 10TH day of April, 2020 by Zenon Orlinki as President of Perfect Builders and Developers Inc, who is personally known to me or who has produced DL as identification and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires 4-25-22