

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2014739145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/26/2020 12:28 PM Pg: 1 of 3

Dec ID 20200401654871
ST/CO Stamp 1-766-806-752 ST Tax \$176.00 CO Tax \$88.00

FIRST AMERICAN TITLE
FILE # 3008337

Preparer File: 3008337
FATIC No.:

THE GRANTOR(S), Neer Developers Inc., and Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dynita Riley _____ all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: : (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Clerk's Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 29-02-429-026-0000 (Vol. 194)

Address(es) of Real Estate: 14516 Blackstone Avenue Dolton, IL 60419

Dated this 13 day of April 2020

Neer Developers Inc. by Gazi Alam its President

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23131
ADDRESS 14516 Blackstone Ave
ISSUE 4/13/20 EXPIRES 4/13/22
AMT WARRANTY
TYPE WARRANTY
VILLAGE COMPTROLLER

FIRST AMERICAN TITLE
FILE # 3008337



First American
Title Insurance Company

Special Warranty Deed - Individual

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STATE OF ILLINOIS,
COUNTY OF COOK SS

On Page

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Neer Developers Inc. by Gazi Alam its President, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 13 day of April 2020.



Tracy M. Eidler

Notary Public

Prepared by:
Law Office of Helen Barcham, Inc.
2400 Ravine Way Suite 200
Glenview, IL 60025

Mail to:
Dyrita Riley
14516 Blackstone Ave
Dolton IL 60419

Name and Address of Taxpayer:



Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

LOT 7 (EXCEPT THE NORTH 5 FEET THEREOF) AND THAT PART OF LOT 8 IN BLOCK 3 IN CALUMET STONY ISLAND SUBDIVISION (HEREINAFTER DESCRIBED) WHICH LIES NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF A TRACT OF LAND DESCRIBED AS FOLLOWS, TO WIT: THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 WHICH LIES OF THE RIGHT OF WAY OF THE SOUTH CHICAGO AND SOUTHERN RAILWAY COMPANY OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN CALUMET STONY ISLAND SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE SOUTH 1 FOOT THEREOF) OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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