150K-4526

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Doc#. 2016739023 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 06/15/2020 09:55 AM Pg: 1 of 3

Dec ID 20200401655392

ST/CO Stamp 2-067-983-584 ST Tax \$129.00 CO Tax \$64.50

SPECIAL WARRANTY DEED

THE GRANTOR, ARTHINGTON PROPERTIES LLC, an Illinois limited liability company, with an office located at 1345 W. Fillmore, City of Chicago, County of Cook, State of Illinois, FOR AND IN CONSIDERATION OF Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, the said party of the first part does hereby GRANT, SELL AND CONVEY UNTO

FIRST AMERICAN TITLE (The above space for Recorder's use only)

FILE # 3033466 Occur

ANTHONY H. HORVATH, a resident of the City of Oak Forest, County of Cook, State of Illinois, the said party of the second part, or following described real estate located in COOK County Illinois, to wit:

LEGAL DESCRIPTION:

LOT 15 IN BLOCK 1 OF WOERHEIDE'S MEDILOTHIAN TERRACE, A SUBDIVISION OF BLOCKS 5 AND 6 IN A.H. KRAUSE REALTY COMPANY'S HEART OF MIDLOTHIAN, BEING A KESUBDIVISION OF BLOCKS 1, 12 AND 14 IN MIDLOTHIAN GARDENS, IN SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-10-412-033-0000

PROPERTY ADDRESS: 14924 KEDVALE AVENUE, MIDLOTHIAN, IL 60445

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT TO** real estate taxes for SECOND INSTALLMENT 2019 and subsequent years.

AND THE SAID party of the first part does hereby covenant with the said parties of the second part 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 charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

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IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of ARTHINGTON PROPERTIES LLC.

Dated this 8th day of April, 2020.

efficy Kochikaran, Manager

By Alan L. Wischhover, Attorney in Fact

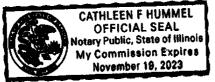
State of Illinois

SS

County of COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ALAN L. WISCHHOVER, Attorney in Fact for Jeffrey Kochikaran, Manager, Arthington Properties LLC is 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, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 8th day of Arcil, 2020.



Notary Public

MAIL RECORDED DEED TO: Law Offices of Miles W. Wideikis 6446 W. 127th St. Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO: Anthony H. Horvath 14924 Kedvale Midlothian, IL 60445



VILLAGE OF MIDLOTHIAN Real Estate Payment Stamp 4830

Perpaul by.
Cathleen Humul
Wischour + Assoc.
11301 S. Harlem Ave
Worth Er 60482

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment Number: IL20F-4256

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 15 IN BLOCK 1 IN WOERHEIDE'S MIDLOTHIAN TERRACE, A SUBDIVISION OF BLOCKS 5 AND 6, IN A.H. KRAUS REALTY COMPANY'S HEART OF MIDLOTHIAN, BEING A RESUBDIVISION OF BLOCKS 1,12 AND 14 IN MIDLOTHIAN GARDENS, A SUBDIVISION IN SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOTS 1 TO 5 IN BLOCK 23 IN MIDLOTHIAN GARDENS OF AFORESAID, IN COOK COUNTY, ILLINOIS.

Pin: 28-10-412-033-0000

Property Address: 14924 Kedvale Avra, Midlothian, il. 60445