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INSTRUMENT PREPARED BY:

Steven L. DeGraff, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

Doc#: 2018257004 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/30/2020 06:53 AM Pg: 1 of 3

Dec ID 20200401670384
ST/CO Stamp 1-810-021-600 ST Tax \$337.00 CO Tax \$168.50
City Stamp 0-724-319-456 City Tax: \$3,538.50

SPECIAL WARRANTY DEED

GRANTOR, **PAB IV LLC**, an Illinois limited liability company, of the Village of Melrose Park, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE, **ALBER SLEWO ODISHO** and **EDERLYN CUYUGAN ODISHO**, husband and wife, as tenants by the entirety and not as joint tenants or tenants-in-common, the following described Real Estate situation in the County of Cook in the State of Illinois, to wit:

LOT 37 IN BLOCK 3 IN AUSTIN GARDENS SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-20-307-035-0000

20 CA 8922 043 NC

Address of Real Estate: 6010 W. Cornelia Ave., Chicago, IL 60634

Chicago Title

Subject to: general real estate taxes not yet due and payable as of the date hereof, and those matters set forth on Exhibit A attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD, subject as aforesaid, the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does covenant and agree to WARRANT and FOREVER DEFEND the above-described premises against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under said Grantor, its successors and assigns, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed, this 28th day of April, 2020.

PAB IV LLC, an Illinois limited liability company

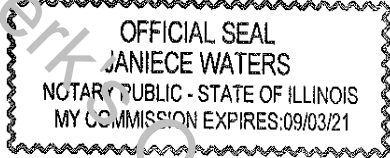
By: [Signature]
Name: Sheldon Bernstein
Its: Manager

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 Sheldon Bernstein, manager of PAB IV LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of April, 2020.

Notary Public: [Signature]
My commission expires: 09/03/2021



REAL ESTATE TRANSFER TAX		26-May-2020
COUNTY:		168.50
ILLINOIS:		337.00
TOTAL:		505.50

13-20-307-035-0000 | 20200401670384 | 1-810-021-600

REAL ESTATE TRANSFER TAX		26-May-2020
CHICAGO:		2,527.50
CTA:		1,011.00
TOTAL:		3,538.50 *

13-20-307-035-0000 | 20200401670384 | 0-724-319-456

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

MAIL RECORDED DEED TO:
Lynn Preshad, Esq.
Dreyfus Law Group
2040 N. Harlem Ave.
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:
Alber and Ederlyn Odisho
6010 W. Cornelia Ave.
Chicago, IL 60634

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EXHIBIT A

Permitted Exceptions

1. 20 foot building line as shown on plat of said subdivision.
2. Violation of aforesaid building line by a 2 story brick residence as disclosed by survey made by Jens K. Doe Professional Land Surveyors, P.C., dated January 31, 2019 and known as Order #19-0027.
3. Covenants and restrictions contained in deed from Chicago Title and Trust Company to Bennie Levitz dated February 7, 1930 and recorded September 26, 1930 as document no. 10756553, relating to cost, construction, location, character and use of buildings to be erected on p/q. But omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant a is exempt under chapter 42, section 3(0) of the United States code or b relates to handicap but does not discriminate against handicapped persons.

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