

UNOFFICIAL COPY



2019862013D

Doc# 2019862013 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2020 11:37 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

GRANTOR(S):

SUMMIT DEVELOPMENT, LLC,
a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois

PRESENTLY MAINTAINING OFFICE AT:
27303 N. Chevy Chase Rd.
Mundelein, IL 60060

AP 200167% LOT 2 &

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, ALIEN AND CONVEY to:

NAZARII ZHELEZNIAK

not in tenancy in common, nor in joint tenancy, but as TENANTS BY THE ENTIRETY, all the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 10 IN NEWBERRY LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 5, 2016 AS A DOCUMENT NO. 1621834052 IN COOK COUNTY, ILLINOIS.

NEW P.I.N.: 02-03-208-031-0000

OLD UNDERLYING PINS: 02-03-208-013; 02-03-208-014; 02-03-208-015; 02-03-208-016; 02-03-208-017; 02-03-208-018; 02-03-208-019; 02-03-208-020; 02-03-208-021

PROPERTY ADDRESS: 2370 N. NEWBERRY LANE, PALATINE, IL 60074

The grantor does covenant, promise, and agree to the grantee that is has does not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited against all persons lawfully claiming, or to claim the same, by through or under grantor, grantor will warrant and defend

SUBJECT TO: (a) general real estate taxes for the current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Common Interest Community Association Act (the "Act" if applicable; (e) the Plat; (f) terms, provisions of the Townhome Documents, including Declaration of Newberry Lane Homeowner's Association, and all amendments exhibits thereto, if any; (g) applicable zoning and building laws and ordinances; (h) encroachments, affecting common areas, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company as hereinafter defined, is willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

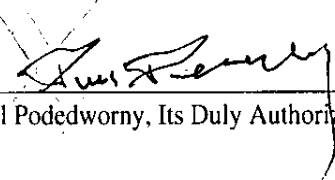
Y
S
P
S
M
X
E
INT

UNOFFICIAL COPY

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD said real estate forever.

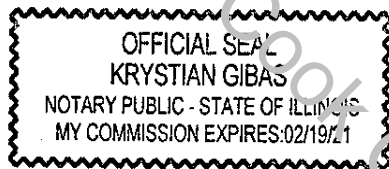
DATED this 20th day of April, 2020.

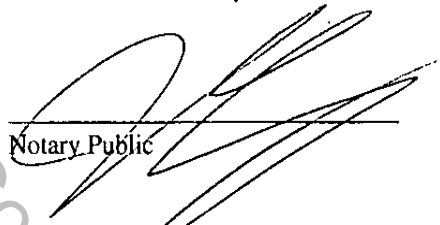
SELLER: SUMMIT DEVELOPMENT, LLC

By: 
Paul Podedworny, Its Duly Authorized Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Podedworny, Manager of Summit Development, LLC personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 20th day of April, 2020.




Notary Public


Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018



Return to: Grantee

NAZARII ZHELEZNIAK
2370 N. Newberry Ln
PALATINE, IL 60074

Send Subsequent Tax Bill To: Grantee

NAZARII ZHELEZNIAK
2370 N. Newberry Ln
PALATINE, IL 60074

 **Near North National Title**
222 N. LaSalle
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		14-Jul-2020
	COUNTY:	166.75
	ILLINOIS:	333.50
	TOTAL:	500.25
02-03-208-031-0000 20200401663729 0-738-338-528		