



Doc# 2026541027 Fee \$88.00

15

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 19-1025545

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 09/21/2020 10:13 AM PG: 1 OF 5

MAIL TAX STATEMENTS TO:
Katrina Kruszewski and Peter Robert Dobill
9634 Austin Avenue
Oak Lawn, IL 60453

THIS DOCUMENT PREPARED BY:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 24-08-114-036-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 21st day of June, 2020, by and between **Lech Kruszewski and Stanislaw L. Kruszewski, husband and wife, as joint tenants with a right of survivorship**, a mailing address of 9949 Merrimac Ave, Oak Lawn, IL 60453 hereinafter referred to as Grantor(s) and **Katrina Kruszewski and Peter Robert Dobill, wife and husband, as tenants by the entirety**, a mailing address of 9634 Austin Avenue, Oak Lawn, IL 60453, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 1728449298, Recorded: 10/11/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

ATT A 00124603LP (all) me

S Y
P 5
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SC X
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INT

UNOFFICIAL COPY

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 26th day of June, 2020.

x Lech Kruszewski
Lech Kruszewski

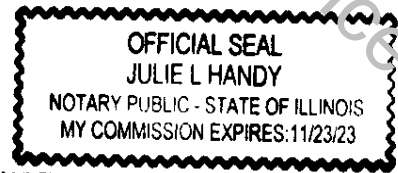
x Stanislawa L. Kruszewski
Stanislawa L. Kruszewski

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lech Kruszewski and Stanislawa L. Kruszewski is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26th day of June, 2020.

x Julie L. Handy
Notary Public
My commission expires: 11/23/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

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MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Village of Oak Lawn Real Estate Transfer Tax
\$1,000 03265

Village of Oak Lawn Real Estate Transfer Tax
\$500 04370

Village of Oak Lawn Real Estate Transfer Tax
\$100 03283

REAL ESTATE TRANSFER TAX

31-Aug-2020



COUNTY: 160.00
ILLINOIS: 320.00
TOTAL: 480.00

2408-114-036-0000

| 20200601614262 | 1-597-491-680

Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

LOT 13, 14, AND 15 IN BLOCK 2 IN ASSOCIATED REALTY COMPANY'S SOUTH WEST HIGHLANDS AND SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO LECH KRUSZEWSKI, AND STANISLAWA I. KRUSZEWSKI, HUSBAND AND WIFE, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP FROM KARAToola SERIES, LLC - 9634 SOUTH AUSTIN, LLC BY DEED DATED 12-SEP-2016 AND RECORDED ON 11-OCT-2017 IN DOCUMENT NO. 1728449298 IN THE COUNTY RECORDER'S OFFICE OF COOK COUNTY, IL.

PARCEL ID NUMBER: 24-08-114-036-0000

PROPERTY COMMONLY KNOWN AS: 9634 AUSTIN AVENUE, OAK LAWN, IL 60453

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6.16. 2020, 2020

Signature: *Lech Kruszewski*
Grantor, or Agent

Subscribed and sworn to before me

By the said Lech Kruszewski
This 26th, day of June, 2020

Julie R. Handy
Notary Public
My commission expires: 11/23/2023



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

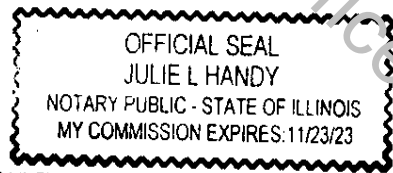
Dated June 26, 2020

Signature: *[Signature]*
Grantee, or Agent

Subscribed and sworn to before me

By the said Katrina Kruszewski
This 26th, day of June, 2020

Julie R. Handy
Notary Public
My commission expires: 11/23/2023



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)