

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)

Doc#: 2029506077 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/21/2020 10:44 AM Pg: 1 of 3

**MAIL TO:**

Rebecca Chamberlin Little  
Chamberlin Little P.C.  
1025 Ogden Avenue, Suite #200  
Lisle, IL 60532

Dec ID 20200701649432  
ST/CO Stamp 1-940-697-568 ST Tax \$178.50 CO Tax \$89.25

**NAME & ADDRESS OF TAXPAYER:**

Linda Theresa Budz  
8532 161st Street  
Tinley Park, IL 60487

THE GRANTOR(S), Crosstown Builders, Inc., a corporation 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, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Linda Theresa Budz, of 1226 Spring Creek Lane, Tinley Park, IL 60487, party of the second part, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

*TA single woman*

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 27-23-116-023-1072  
Property Address: 8532 161st Street, Tinley Park, IL 60487

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its President, this X 3<sup>rd</sup> day of August, 2020.

Name of Corporation: Crosstown Builders, Inc.

By: X

Christian Fischer - President

**REAL ESTATE TRANSFER TAX**

24-Aug-2020



COUNTY:	89.25
ILLINOIS:	178.50
TOTAL:	267.75

27-23-116-023-1072

| 20200701649432

| 1-940-697-568

FIDELITY NATIONAL TITLE OC 20027883

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STATE OF X Illinois COUNTY OF X Will SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Christian Fischer personally known to me to be the President of Crosstown Builders, Inc., and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he/she/their signed and delivered the said instrument and caused the corporate seal of said corporation, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this X 3rd day of August, 2020

X Amelia Cook Notary Public

My commission expires X 12/28/21

**COUNTY B ILLINOIS TRANSFER STAMPS**

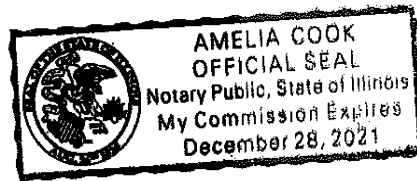
Exempt Under Provision of  
Paragraph     , Section 4,  
Real Estate Transfer Act

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Prepared by:

Anselmo Lindberg & Associates LLC  
1771 W. Diehl Road, Suite 120  
Naperville, IL 60563



Property of Cook County Clerk's Office

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## EXHIBIT A

UNIT 8532, IN WESTBERRY VILLAGE UNIT NUMBER 3 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN WESTBERRY VILLAGE UNIT NUMBER 3, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 3, 1976 KNOWN AS TRUST NUMBER 4449 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 88148707 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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