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Doc#: 2029539251 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 10/21/2020 03:34 PM Pg: 1 of 3

This instrument Prepared by:

Predki Law Offices P.C.
3605 W. Belmont Ave, Suite B
Chicago, IL 60618

Dec ID 20200801658630

ST/CO Stamp 0-371-229-152 ST Tax \$365.00 CO Tax \$182.50

City Stamp 1-098-465-760 City Tax: \$3,832.50

Return and mail tax statement to:

Carlos Serrano
3708 W. Cornelia Ave
Unit 2W
Chicago, IL 60618

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 7th day of August 2020 by 3708 CORNELIA COMPANY whose address is 6150 N. Milwaukee Ave, Chicago, IL hereinafter called GRANTOR, grants to CARLOS SERRANO, a single man whose address is 501 Southwind Dr, # 205, Lake Geneva, WI, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

PARCEL ONE:

UNIT 2W IN 3708 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 45 AND 46 IN BLOCK 2 IN LOUCKS AND BAUERS RESUBDIVISION OF BLOCK 11 IN K.K. JONES SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 24, 2020 AS DOCUMENT 2020617048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF G-2W (GARAGE) AND PORCH RIGHTS AS TO 2W, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Permanent Index Number(s): (AFFECTS UNDERLYING PARCELS) 13-23-307-034-0000 AND 13-23-307-035-0000

Address of Real Estate: 3708 W. CORNELIA AVE, UNIT 2W, CHICAGO, IL 60618

File nr: AT 200636

After recording mail to:

Altima Title, LLC. $\frac{1}{2}$
6444 N. Milwaukee Ave. $\frac{2}{2}$
Chicago, IL 60631
Ph. 312-651-6070

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Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

3708 CORNELIA COMPANY

By: [Signature]
TADEUSZ KAWULA
President of 3708 CORNELIA COMPANY

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 7th day of August, 2020 by TADEUSZ KAWULA as President of 3708 CORNELIA COMPANY who is personally known to me or who has produced _____ as identification and who signed this instrument willingly.

[Signature]
Notary Public
My commission expires 10/03/21



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File No: AT200636

EXHIBIT "A"

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Property Address: 3708 W CORNELIA AVE UNIT 2W CHICAGO, IL 60618
Parcel ID Number: 13-23-307-034 & 13-23-307-035

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*