

UNOFFICIAL COPY

Doc#: 2031044167 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/05/2020 05:23 PM Pg: 1 of 3

This instrument Prepared by:

Law office of Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Dec ID 20201001621819
ST/CO Stamp 0-272-272-864 ST Tax \$205.00 CO Tax \$102.50
City Stamp 1-534-791-136 City Tax: \$2,152.50

Return and mail tax statement to:

Rafal Szymanski
3417 N. Bosworth
Unit # 3
Chicago, IL 60657

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 6th day of October 2020 by RTS GROUP LLC whose address is 5836 S. Archer Ave, Chicago, IL hereinafter called GRANTOR, grants to RAFAL SZYMANSKI and IWONA BRODZINSKA, husband and wife whose address is 3417 N. Bosworth, unit # 3, Chicago, IL hereinafter called GRANTEES AS JOINT TENANTS

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 Limited Liability Companies.

GRANTOR, for and in consideration of the sum of \$ 10.00 (ten dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys, warrants and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

THE SOUTH 15 FEET OF LOT 20 AND THE NORTH 15 FEET OF LOT 21 IN BLOCK 6 IN GRANDVIEW, A RESUBDIVISION OF BLOCKS 1, 2 AND 3 IN KILER K. JONES SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-23-317-034-0000
Address of Real Estate: 3310 N. HARDING AVE, CHICAGO, IL 60618

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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.

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

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

RTS GROUP, LLC

By: 
ARTHUR KIWACZ
Sole member

State of Illinois)

County of Cook)

10/06/2020

The foregoing instrument was hereby acknowledged before me this ~~11th day of September 2020~~ by Arthur Kiwacz, the sole member of RTS GROUP LLC who is personally known to me and who signed this instrument willingly.


Notary Public
My commission expires 02-22-2024



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File No: AT190721

EXHIBIT "A"

THE SOUTH 15 FEET OF LOT 20 AND THE NORTH 15 FEET OF LOT 21 IN BLOCK 6 IN GRANDVIEW, A RESUBDIVISION OF BLOCKS 1, 2 AND 3 IN KILER K. JONES SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address: 3310 N HARDING AVE CHICAGO, IL 60618
Parcel ID Number: 13-23-317-034-0000**

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity 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**