



This Document Prepared By:

Potestivo & Associates, P.C.
Charlotte Haack
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

Doc# 2034510144 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/10/2020 04:14 PM PG: 1 OF 4

After Recording Return To:

Mariusz Bosek
10346 S Aspen Dr
Palos Hills, Illinois 60465

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 13<sup>th</sup> day of October, 2020, between **ARLP REO VII, LLC**, whose mailing address is **c/o Altisource Asset Management Corporation 5100 Tamarind Reef, Christiansted, USVI 00820** hereinafter ("Grantor"), and **Mariusz Bosek - a married person** whose mailing address is **10346 S Aspen Dr, Palos Hills, IL 60465** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of **Illinois** and more particularly described on Exhibit A and known as **9112 South Spaulding Avenue, Evergreen Park, IL 60805**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

**REAL ESTATE TRANSFER TAX**

11-Nov-2020



COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

24-02-405-027-0000

| 20200701649304 | 0-355-560-416



# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOTS 7 AND 8 IN BLOCK 3 IN B.F. JACOBS RESUBDIVISION OF LOTS 1 TO 16, 21 TO 28, IN B.F. JACOBS EVERGREEN PARK SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 2 TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **24-02-405-027-0000 & 24-02-405-028-0000**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office