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Chicago Title Insurance Company

Doc#: 2036613082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/31/2020 11:10 AM Pg: 1 of 3

Dec ID 20201101669000
ST/CO Stamp 1-412-212-704 ST Tax \$365.00 CO Tax \$182.50

SPECIAL WARRANTY DEED

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road,
Suite 206
Oak Brook, IL 60523

2021 W 902 Stew
10/5

THE GRANTOR, Constantine Zissimopoulos, a married man, of 11149 Regency Drive, Westchester, IL 60154, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS and CONVEYS to 711 Hillgrove, LLC, an Illinois limited liability company, of 6212 Misty Pines Drive, Suite 3, Tinley Park, IL 60477 ("Grantee"), all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE EAST 33 FEET (AS MEASURED AN THE NORTHERLY LINE) OF LOT 7 IN ROBBVILLE BEING A SUBDIVISION OF PART, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF AFORESAID LOT 7 THAT IS 6 FEET 7 1/4 INCHES SOUTH OF THE NORTHEAST CORNER OF AFORESAID LOT 7 TO A POINT IN THE WEST LINE OF AFORESAID EAST 33 FEET OF LOT 7, THAT IS 4 FEET 4 3/4 INCHES SOUTH OF THE AFORESAID NORTHERLY LINE OF LOT 7, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 18-04-112-050-0000

Address(es) of Real Estate: 711 W. Hillgrove Avenue, La Grange, Illinois 60525

The Property and this conveyance are subject to real estate taxes for tax year 2020 and thereafter, all covenants, conditions and restrictions of record described in Exhibit A attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Grantor, for himself and his successors, further covenant, promise and agree with Grantee, its heirs and assigns, that he has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that he will warrant and defend the property against all persons lawfully claimed by, through or under them.

****NOT HOMESTEAD PROPERTY****

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Dated this 19 day of November, 2020.

Constantine Zissimopoulos
Constantine Zissimopoulos

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Constantine Zissimopoulos, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of November, 2020.



Alison Pechnik
(Notary Public)

Mail To:

Kostas Cios, Esq.
Stotis & Baird Chartered
200 W. Jackson Blvd., Suite 1050
Chicago, IL 60606

Name & Address of Taxpayer:

711 Hillgrove, LLC
711 W. Hillgrove Avenue
La Grange, IL 60525

PROPERTY OF COOK COUNTY Clerk's Office

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EXHIBIT A PERMITTED EXCEPTIONS

1. The lien of taxes for the year 2020 and thereafter.
2. Rights of the owners of the land adjoining on the West line in and to the party driveway located on the land and property adjoining on the west.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Matters arising as a result of the acts or omissions of Grantee or any of its affiliates, agents, employees, contractors or representatives.
5. An encroachment of the chain link fence situated on said Land into or onto the adjoining land on the North by approximately 1.5 feet to 1.8 feet, as disclosed by survey prepared by Carradus Land Survey Inc. dated October 6, 2020, Survey Number 33705.
6. An encroachment of the bituminous parking lot situated on said Land into or onto the adjoining land on the North by approximately 2.4 feet, as disclosed by survey prepared by Carradus Land Survey Inc. dated October 6, 2020, Survey Number 33705.
7. An encroachment of the concrete pad situated on land adjoining to the West by approximately 0.9 into or onto said Land, as disclosed by survey prepared by Carradus Land Survey Inc. dated October 6, 2020, Survey Number 33705.

Property of Cook County Clerk's Office