

1002

This Instrument Prepared by:
Marc D Sherman
Marc D Sherman & Colleagues PC
3700 W Devon Ave, Ste E
Lincolnwood IL 60712

After Recording Return to:
Earnest Rose
DKM&O Attorneys
11 South Dunton Ave
Arlington Heights, IL 6005

Send Subsequent Tax Bills to:
Yannick Riou & Cecile G. Riou
4834 N. Leavitt Street
Chicago, IL 60625



2101506064

Doc# 2101506064 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 02:39 PM PG: 1 OF 6

This space reserved for Recorder's use only.

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

SPECIAL WARRANTY DEED

This Indenture is made as of January 14, 2021, between 4832-34 N. LEAVITT, INC., an Illinois corporation ("Grantor"), whose address is c/o Tomasz Malysa, 3200 N. Salk Rd., Arlington Heights, IL 60004 and Yannick Riou and Cecile Guillo Riou ("Grantees"), a married couple, whose address is 3707 North Bell Avenue, Chicago, IL 60618, as tenants by the entirety.

** Tenants by the entirety*

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and his successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois;

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Common Address: 4834 N. Leavitt Street, Chicago, IL 60625

PIN: 14-07-321-038-0000

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises; and

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject Property described herein, the rights and easements for the benefit of said Property; and

S Y
P 6
S Y-1
MA _____
SC _____
E _____
INT Ry

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This deed is subject only to (i) general real estate taxes not due and payable at the date of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) the Association Documents, if any; (iv) the act or other laws authorizing if applicable, and the Municipal Code of Chicago and Cook County laws ordinances and regulations; (v) applicable zoning and building laws and ordinances; (vi) roads and highways, if any; (vii) public, private and utility easements, whether recorded or unrecorded, (viii) agreements, conditions, covenants, building set-back lines and restrictions of record, if any; (ix) easements, encroachments and other matters affecting title to the Property provided that they do not interfere with Purchaser's use of the Home as a residence; (x) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (xi) liens, encumbrances and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantees, his successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters stated herein.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

4832-34 N. LEAVITT, INC., an Illinois corporation:

By: 
 Name: Tomasz Malysa
 Its: Director / Pres

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Tomasz Malysa, as PRESIDENT/DIRECTOR of 4832-34 N. LEAVITT, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 4th day of January, 2020.

Felicia F Franks Seal here:
 Notary Public



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EXHIBIT "A"

LOT 2 IN THE SUBDIVISION OF PART OF LOT 1 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF LOT 1, 132 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 258 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 165.37 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT; THENCE SOUTH ALONG THE CENTER LINE 258 FEET; THENCE EAST 165.26 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM STREETS AND ALLEY'S HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

11-Jan-2021



CHICAGO:

11,666.25

CTA:

4,666.50

TOTAL:

16,332.75 *

14-07-321-038-0000 | 20201201602941 | 1-289-658-384

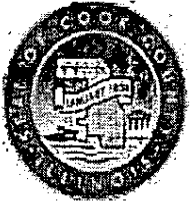
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

11-Jan-2021



COUNTY:	777.75
ILLINOIS:	1,555.50
TOTAL:	2,333.25

14-07-321-038-0000

| 20201201602941 | 0-609-783-824