

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2109020268 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 01:43 PM Pg: 1 of 3

Dec ID 20210301666949
ST/CO Stamp 1-264-884-240 ST Tax \$395.00 CO Tax \$197.50

This instrument was prepared by:
Tetyana Lobas, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

THE GRANTOR, **ELMPARK DEV INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation. REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **DANYA ROSEN***, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* = a single woman

LOT 3 IN ELMPARK TOWNHOMES, A SUBDIVISION OF LOT 1, BLOCK 6 IN MARWOOD'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-202-006-0000 (underlying)

Address of Real Estate: 2342 N. 74th Ct., Elmwood Park, IL 60707

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

AFTER RECORDING, MAIL TO:

Gunderson Law
2155 W Roscoe St.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

D. Rosen
2342 N 74th Ct
Elmwood Park, IL 60707



Village of Elmwood Park
Real Estate Transfer Stamp

3-15-21
1975.00

A21-0150A JO

05

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Dated this 15 day of March, 2021.

ELMPARK DEV INC.

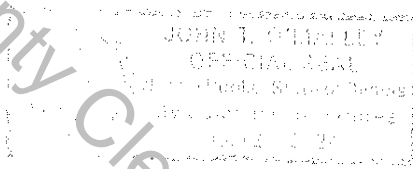
By: [Signature]
President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tetyana Lobas, being the President of Elmpark Dev Inc., an Illinois corporation, and 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 as such President, she signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 15th day of March, 2021.

[Signature]
Notary Public



PROPOSED OF COOK County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Mar-2021
		COUNTY: 197.50
		ILLINOIS: 395.00
		TOTAL: 592.50
12-38-202-006-0000	20210301888949	1-264-884-240

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EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. The Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements of Elmpark Townhomes dated March 2, 2021 and recorded with the Recorder of Deeds of Cook County, Illinois on March 3, 2021 as Document number 2106219007, including the plat, and any amendments thereto;
4. Encroachments, if any, which do not materially affect the use of the real estate as a residential townhome;
5. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential townhome;
6. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.