

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**

Sfc 1242459

7 of 16

SB



\*2123857054D\*

Doc# 2123857054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 12:02 PM PG: 1 OF 3

The above space for recorder's use only

THE GRANTOR(S), IRHAD TRNOVAC, married or unmarried (select one), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and **SPECIALLY WARRANT(S)** to THE GRANTEE(S): GET BACK HOMES, LLC, an Illinois Limited Liability Company, with an address of

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements, violations, and general real estate taxes and/or assessments for 2021 and subsequent years, existing charges, assessments, liens of record, building violations, utilities, and zoning regulations or violations. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises with all the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by,

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under or through Grantor only. The Grantor does not warrant against title defects arising from conditions that existed before it owned the property.


PERMANENT INDEX NUMBER: 11-31-316-057-1009

ADDRESS OF PROPERTY: ~~6442~~ NORTH HAMILTON AVENUE, UNIT 3W  
CHICAGO, ILLINOIS 60645 6444

Dated this 12 day of July, 2021.

*[Signature]*  
IRHAD TRNOVAC

STATE OF Illinois )  
  )SS  
COUNTY OF Cook )

REAL ESTATE TRANSFER TAX		10-Aug-2021
	CHICAGO:	963.75
	CTA:	385.50
	TOTAL:	1,349.25 *

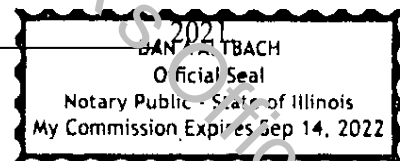
11-31-316-057-1009 | 20210701606061 | 1-993-836-304

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

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that IRHAD TRNOVAC is personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARRANTY DEED, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 19 day of July



*[Signature]*  
NOTARY PUBLIC



Mail to:  
GET BACK HOMES LLC  
833 CENTRAL AVE BOX 174  
HIGHLAND PARK IL 60035-0174

Tax Bill to:  
GET BACK HOMES LLC  
833 CENTRAL AVE BOX 174  
HIGHLAND PARK IL 60035-0174

This instrument prepared by:  
ERIC FELDMAN & ASSOCIATES P.C.  
123 W Madison St, Suite 1704, Chicago, IL 60602

REAL ESTATE TRANSFER TAX		10-Aug-2021
	COUNTY:	64.25
	ILLINOIS:	128.50
	TOTAL:	192.75

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## EXHIBIT A – LEGAL DESCRIPTION

UNIT NO. 6444-3W IN THE 6442-44 NORTH HAMILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 131 AND 132 (EXCEPT THE SOUTH 20 FEET OF SAID LOT 132) IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 2008 AS DOCUMENT NUMBER 0804415157 AND FIRST AMENDED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2008 AS DOCUMENT NUMBER 0809422100, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office