

# UNOFFICIAL COPY

MAIL TO:  
Niko G. Marneris  
10661 South Roberts  
Road, #107  
Palos Hills, IL 60465

Doc#: 2124242197 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2021 12:29 PM Pg: 1 of 2

Dec ID 20210701621320  
ST/CO Stamp 2-045-939-472 ST Tax \$350.00 CO Tax \$175.00

SEND  
SUBSEQUENT TAX  
BILLS TO:  
Tia M. Smith  
16967 Forest Avenue,  
Oak Forest, Illinois  
60452

FIRST AMERICAN TITLE  
FILE # AF1012007

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S  
USE ONLY

## SPECIAL WARRANTY DEED

THE GRANTORS, Frank H. White, IV and Jennifer L. White, Husband and Wife, as joint tenants, of 16967 Forest Avenue, Oak Forest, Illinois 60452, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid, GRANT, BARGAIN and SELL to Tia M. Smith, a ~~single~~ <sup>married</sup> woman, of 12521 south Central Park, Alsip, Illinois 60803 ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

LOT 2 IN PHILMOR SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of property: 16967 Forest Avenue, Oak Forest, Illinois 60452  
PIN: 28-28-202-072-0000

Subject only to the following permitted exceptions, (a) covenants, conditions and restrictions of record, (b) public utility easements, (c) acts done by or suffered through Grantee, (d) existing leases and tenancies, (e) encroachments as shown on survey and (f) general real estate taxes not yet due and payable at the time of closing.

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 said Grantors either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

And the Grantors do covenant, promise and agree, to and with the Grantee, heirs and assigns, that they have 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

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premises, against all persons lawfully claiming, or to claim the same, by, through or under them, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantors have executed this special warranty deed this 29<sup>th</sup> day of July, 2021.

[Signature]  
Frank H. White, IV

[Signature]  
Jennifer L. White

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 Frank H. White, IV and Jennifer L. White, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of July, 2021

Notary Public: [Signature]

This instrument was prepared by:

Alexander R. Domanskis  
Boodell & Domanskis, LLC  
One North Franklin Street, Suite 1200  
Chicago, IL 60601

