

# UNOFFICIAL COPY

Doc#: 2124555150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2021 11:24 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20210801649776  
ST/CO Stamp 0-872-140-560 ST Tax \$219.50 CO Tax \$109.75

Mail to:

Thaddeus S. Kowalczyk  
6052 W. 63<sup>rd</sup> Street  
Chicago, IL 60638

Chicago Title / RSM 216NW42110.1 S (1863)

THE GRANTOR, 1690 Patricia, LLC, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) DOLLARS, and other good consideration in hand paid, bargains, sells, conveys and specially warrants to Venus Properties, Ltd. an Illinois Corporation

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 90 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED NOVEMBER 5, 1971 AS DOCUMENT 21702409, IN COOK COUNTY, ILLINOIS.

To have and to hold the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor Will Warrant and Defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person, subject only to the following:

(a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreement, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable.

Grantor currently residing on the subject property, and thus Grantor warrant and represent that the subject property is subject to the homestead laws of the State of Illinois and hereby waive and release all rights thereunder.

Permanent Real Estate Index Number(s): 29-01-420-030

# UNOFFICIAL COPY

Address(es) of Real Estate: 1689 Harbor Avenue, Calumet City, IL 60409-1613

Dated this 24<sup>th</sup> day of August, 2021.

Joe Esselman  
\_\_\_\_\_  
Joe Esselman, Managing Member  
of 1690 Patricia LLC

State of IL )  
 ) SS  
County of Cook )

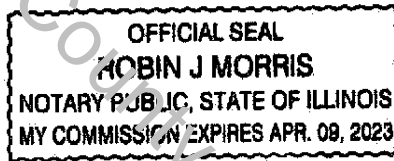
**\*\* Managing Member of 1690 Patricia LLC**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Esselman, personally known to me to be the same person(s) whose name(s) is/are 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 wavier of the right of homestead.

Given under my hand and official Seal, this 24 day of August, 2021.

Commission Expires: \_\_\_\_\_

Robin J Morris  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: Kevin P. Camden, Camden Law Office LLC, 5330 S. Main, Ste. 200, Downers Grove, IL 60515

Wenus Properties Ltd.

Send Tax Bills to: 1514 W. Hawthorne Street, Arlington Heights, IL 60005

**REAL ESTATE TRANSFER TAX**

62504 QP  
8/26/21  
850

Calumet City • City of Homes \$ 850

**REAL ESTATE TRANSFER TAX**

62503 QP  
8/26/21  
880.00

Calumet City • City of Homes \$ 880.00