

UNOFFICIAL COPY

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Doc# 2134255192 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2021 02:26 PM Pg: 1 of 2

Dec ID 20211201659470
ST/CO Stamp 0-871-944-848 ST Tax \$1,349.00 CO Tax \$674.50
City Stamp 2-080-428-688 City Tax: \$14,164.50

Return and mail tax statement to:

Cody J. Vitello
Kristen C. Vitello
2419 W. Belden Ave
Chicago, IL 60647

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 1st day of December 2021 by 2417 W. BELDEN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY whose address is 3824 N. Western Ave, Chicago, IL hereinafter called GRANTOR, grants to CODY J. VITELLO AND KRISTEN C. VITELLO, husband and wife of 908 N. Wolcott Ave, # 1, Chicago, IL hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

LOT 6 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE SOUTH 3 FEET OF THE EAST 110 FEET THEREOF) IN JOHN E. FREDRICK'S SUBDIVISION OF PART OF LOTS 1 AND 2 IN THE DIVISION OF THE EAST 63.42 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2419 W. BELDEN AVE CHICAGO, IL 60647
Parcel ID Number: 13-36-213-011-0000

File no. 17311201 112
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-551-6070

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever as TENANTS BY THE ENTIRETY.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

2417 W. BELDEN LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

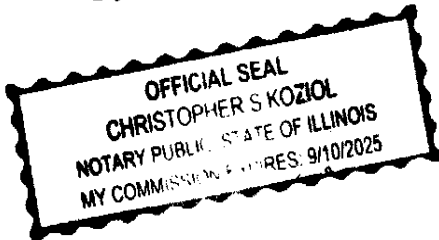
Name of the LLC

By: *Jerry Czerwik*
Jerry Czerwik
Managing member

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 1st day of December 2021 by JERRY CZERWIK as managing member of 2417 W. BELDEN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY who is personally known to me or who has produced *Dr. Williams* as identification and who signed this instrument willingly.



Christopher S. Koziol
Notary Public
My commission expires _____