

UNOFFICIAL COPY



\*2136241007D\*

Doc# 2136241007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2021 10:58 AM PG: 1 OF 4

**WHEN RECORDED RETURN TO:**

The Law Office of John R. Carrozza, P.C.  
Attn: John R. Carrozza  
2715 N. Thatcher Avenue  
River Grove, IL 60171

**SEND SUBSEQUENT TAX BILLS TO:**

7141 79th Inc  
Domenico DiDiana  
6900 Ogden Ave  
Berwyn, IL 60402

(Space above line for Recorder's use only)

**SPECIAL WARRANTY DEED**

**Chicago Title**

21CSC491010LP 10f3

**THIS SPECIAL WARRANTY DEED** (this "Deed"), is made and entered into this 16th day of November, 2021 by and between Camelia Gabriel ("Grantor"), and 7141 79th Inc., an Illinois corporation ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 0/100 Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents **REMISE, RELEASE, SELL, ASSIGN, ALIEN AND CONVEY** unto Grantee, **FOREVER**, the following described real estate, situated in the County of Cook and State of Illinois (the "Property") more particularly described as follows:

Address: 211 Roosevelt Road, Maywood, Illinois 60153

PINS: 15-14-330-019-0000 & 15-14-330-020-0000

And as more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has 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 premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to covenants, conditions and restrictions of record, public utility easements, roads, highways and those exceptions set forth on Exhibit B attached hereto and made a part hereof. **Real Estate Transfer Tax Paid**

**Chicago Title**

21CSC491010LP  
10f3 CT

2900 00

Vanika Z

VILLAGE OF MAYWOOD

11/11/2021

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the date first set forth above.

## GRANTOR

By: 

Name: Camelia Gabriel

STATE OF California )  
 )  
COUNTY OF San Diego ) SS.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Camelia Gabriel 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 he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16<sup>th</sup> day of November, 2021.



  
Notary Public

My Commission Expires: Jun 18, 2025

REAL ESTATE TRANSFER TAX 24-NOV-2021  
COUNTY: 362.50  
ILLINOIS: 725.00  
TOTAL: 1,087.50  
15-14-330-019-0000 | 20211101645326 | 1-479-787-152

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## Exhibit A

ESTATE A:

A FEE SIMPLE AS TO THE FOLLOWING DESCRIBED LAND:

SUB-LOTS 16 TO 20, BOTH INCLUSIVE, IN STANNARD'S SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 15 AND LOTS 5 AND 6 IN BLOCK 16 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ESTATE B:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: VILLAGE OF MAYWOOD, AS LESSOR, AND ROOSEVELT SECOND CORP., INC., AS LESSEE, DATED MARCH 31, 1992 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING MARCH 31, 1992 AND TERMINATING 99 YEARS THEREAFTER OVER THE FOLLOWING DESCRIBED LAND:

THE 66 FOOT WIDE RIGHT-OF-WAY OF THE THIRD AVENUE, LYING WEST OF AND ADJOINING LOT 20 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## **EXHIBIT B** **Permitted Exceptions**

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. General taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
7. The Lease, executed by: Village of Maywood, as Lessor, and Roosevelt Second Corp., Inc., as Lessee, Dated March 31, 1992 which lease demises the land described in Estate B above beginning March 31, 1992 and terminating 99 years thereafter.
8. Matters disclosed by survey as follows:
  - 6 and 10 Inch Storm Mains;
  - 6 and 8 Inch Sanitary Mains;
  - catch basins;
  - sanitary manholes;
  - catch basins;
  - Utility Pole with 5 wires overhead; and
  - Light Poles;all as disclosed by survey made by the Orin Group, LLC dated January 22, 2012, Ref No. 20111049.