

# UNOFFICIAL COPY

ADJ-4089 to

## SPECIAL WARRANTY DEED

Doc#: 2201407029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2022 07:53 AM Pg: 1 of 3

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Dec ID 20220101694627  
ST/CO Stamp 0-894-744-208 ST Tax \$1,080.00 CO Tax \$540.00  
City Stamp 0-877-442-704 City Tax: \$11,340.00

THE GRANTOR, **KGG HOMES DEVELOPMENT, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **CHRISTINA AURELIA MARTIN**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

A.

\*A single woman

LOT 36 IN FAIRFIELD AND TUDOR'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 5 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number: 13-36-419-037-0000

Address of Real Estate: 1728 N. Talman Ave., Chicago, IL 60647

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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

[Signature Page Follows]

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Dated this 10<sup>th</sup> day of January, 2022.


KGG HOMES DEVELOPMENT, INC.

By: Alexander Demchenko  
Its Authorized Agent


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 Alexander Demchenko, being the duly authorized agent of KGG Homes Development, Inc., an Illinois corporation, and 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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 10<sup>th</sup> day of January, 2022.

  
Notary Public



REAL ESTATE TRANSFER TAX		12-Jan-2022
	CHICAGO:	8,100.00
	CTA:	3,240.00
	TOTAL:	11,340.00 *
13-36-419-037-0000   20220101694627   0-877-442-704		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Jan-2022
	COUNTY:	540.00
	ILLINOIS:	680.00
	TOTAL:	1,220.00
13-36-419-037-0000   20220101694627   0-894-744-208		

**AFTER RECORDING, MAIL TO:**

Christine A. Menth  
1728 N Talman Ave  
Chicago, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**

Christine A. Menth  
1728 N Talman Ave  
Chicago, IL 60647

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## **EXHIBIT "A"** **PERMITTED EXCEPTIONS**

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee; and
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee.

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