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SPECIAL WARRANTY DEED

Doc#: 2204607125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 09:07 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 20220201620829
ST/CO Stamp 0-855-765-392 ST Tax \$1,301.50 CO Tax \$650.75
City Stamp 2-035-544-464 City Tax: \$13,665.75

THE GRANTOR, **FIMLA CONSTRUCTION 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 to THE GRANTEES, **KRISTIN MARIE SZYBOWICZ** and **JAKE SCOTT SZYBOWICZ**, wife and husband, of the County of Cook, State of Illinois, not as tenants in common or joint tenants but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN GEORGE KLIER'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE EAST 5 FEET OF LOT 6, ALSO LOT 16 (EXCEPT THE WEST 5 FEET THEREOF), 17, 18, 19 AND 20 IN HUDSON'S RESUBDIVISION OF LOTS 2 AND 3 OF BOWMAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-12-400-070-0000 (part of)

Address of Real Estate: 2608 W. Winona St., Chicago, IL 60625

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]


OND 02/15/2022

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Dated this 9th day of February, 2022.

FIMLA CONSTRUCTION INC.

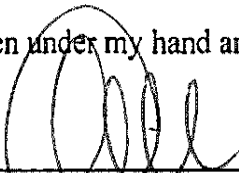
By: Alexander Demchenko
Authorized Agent

REAL ESTATE TRANSFER TAX		10-Feb-2022
	CHICAGO:	9,761.25
	CTA:	3,904.50
	TOTAL:	13,665.75
13-12-403-070-0000 20220201620829 2-035-544-464		
* Total does not include any applicable penalty or interest due.		



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 authorized agent of Fimla Construction 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 9th day of February, 2022.


Notary Public



REAL ESTATE TRANSFER TAX		10-Feb-2022
	COUNTY:	650.75
	ILLINOIS:	1,301.50
	TOTAL:	1,952.25
13-12-403-070-0000 20220201620829 0-855-765-392		

AFTER RECORDING, MAIL TO:
Jake & Kristin Seykora
2608 W Winona St
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:
Jake & Kristin Seykora
2608 W Winona St
Chicago, IL, 60625

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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;
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
7. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.

Property of Cook County Clerk's Office