

# UNOFFICIAL COPY

Doc#: 2212501314 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/05/2022 12:11 PM Pg: 1 of 3

Dec ID 20220501605046

ST/CO Stamp 1-647-671-184 ST Tax \$2,700.00 CO Tax \$1,350.00

City Stamp 1-675-392-912 City Tax: \$28,350.00

This instrument Prepared by:

Christopher Koziol

Law office of

Christopher S. Koziol, P.C.

6444 N. Milwaukee Ave

Chicago, IL 60631

Return and mail tax statement to:

1600 PROPERTY LLC

8242 Latrobe Ave

Burbank, IL 60459

## SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 4<sup>th</sup> day of May 2022 by 1600 PILSEN LLC whose address is 1727 N. Western Ave, Suite 1, Chicago, IL hereinafter called GRANTOR, grants to 1600 PROPERTY LLC whose address 8242 Latrobe Ave, Burbank, 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:

LOTS 1, 2, 3, 4, 5, 6, 7 AND LOT 8 (EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK 33 IN H.H. WALKER'S SUBDIVISION OF BLOCKS 33, 34 AND 47 AND PART OF BLOCK 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 1600, 1608, 1614 S. ASHLAND AVE, CHICAGO, IL 60608

Parcel ID Number: 17-19-403-010-0000 and 17-19-403-011<sup>0000</sup> and 17-19-403-012-0000

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.

File nr: AT220084

After recording mail to:

Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

1/3

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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.

1900 PILSEN LLC

By: \_\_\_\_\_

Its: MANAGER

By: \_\_\_\_\_

Its: MANAGER

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 4th day of May 2022 by IVONA KARBOWSKI AND MARCIN ORPIK managing members of 1600 PILSEN LLC who are personally known to me or who have produced driver license as identification and who signed this instrument willingly.



Notary Public

My commission expires 9/10/25

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File No: AT220084

**EXHIBIT "A"**

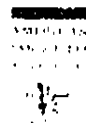
**LOTS 1, 2, 3, 4, 5, 6, 7 AND LOT 8 (EXCEPT THE SOUTH SIX FEET THEREOF) IN BLOCK 33 IN H.H. WALKER'S SUBDIVISION OF BLOCKS 33, 34 AND 47 AND PART OF BLOCK 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**Property Address: 1600, 1608, 1614 S ASHLAND AVE CHICAGO, IL 60608**  
**Parcel ID Number: 17-19-403-010-0000, 011 & 012**

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**Commitment for Title Insurance (8-1-2016)**  
**Technical Correction 4-2-2018**  
**Schedule B - Part II**