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Doc#: 2216018258 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 01:59 PM Pg: 1 of 2

This instrument Prepared by:

Elizabeth S. Predki
Attorney at Law
3605 W. Belmont Ave, Suite B
Chicago, IL 60618

Dec ID 20220601641265
ST/CO Stamp 1-578-405-968 ST Tax \$1,200.00 CO Tax \$600.00
City Stamp 0-044-273-744 City Tax: \$12,600.00

Return and mail tax statement to:

Michael Meyer
Sonal Sharma
3915 W. Eddy St.
Chicago, IL 60618

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this ^{6th} day of June 2022 by EDDY PULASKI LLC, AN IL. Limited Liability Company whose address is 4846 W. Montrose Ave, Chicago, IL hereinafter called GRANTOR, grants to MICHAEL MEYER, ~~single man~~ and SONAL SHARMA, ~~single woman~~ whose address is 2353 W. Wabansia, # 402, Chicago, IL hereinafter called GRANTEES ~~husband and wife as~~ *husband and wife as Tenants By the Entirety*

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 \$10,000 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, to wit:

LOT 7 (EXCEPT THE WEST 8.00 FEET THEREOF) AND THE WEST HALF OF LOT 6 IN BLOCK 2 IN G.H. BAUER'S RESUBDIVISION OF BLOCK 9 IN K.K JONES SUBDIVISION OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3915 W EDDY ST CHICAGO, IL 60618
Parcel ID Number: 13-23-305-013-0000 (UNDERLYING PIN)

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.

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as Tenants By the Entirety

To have and to hold, the same in fee simple forever ~~AS JOINT TENANTS.~~

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.

EDDY PULASKI LLC

By: 
TADEUSZ KAWULA
Managing member of EDDY PULASKI LLC

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 06th day of June, 2022 by TADEUSZ KAWULA as managing member of EDDY PULASKI LLC who is personally known to me or who has produced Driver's License as identification and who signed this instrument willingly.



Notary Public

My commission expires Oct. 03 2025



File nr: AT 220216

After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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