

PREPARED BY:

Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2219918306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 01:50 PM Pg: 1 of 2

MAIL TAX BILL TO: #202

Nicole Laba
5840 W. 104th St
Oak Lawn, IL 60453

Dec ID 20220601664398
ST/CO Stamp 0-776-926-288 ST Tax \$113.50 CO Tax \$56.75

MAIL RECORDED DEED TO:

Ted Kowalczyk
6052 W 63rd St
Chicago IL 60639

SPECIAL WARRANTY DEED

THE GRANTOR, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, of, 75 Beattie Place, Greenville, SC 29601, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Nicole Laba single person, of 8206 S. 82nd Ave. Justice, IL 60458, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 202 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 14, 15, 16, 17, 30, 31, 32 AND 33 IN FRANK DE LUGACH'S AUSTIN GARDENS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF MENARD AVENUE LYING EAST AND ADJOINING AFORESAID LOTS 14 TO 17 WHICH WAS VACATED BY ORDINANCE RECORDED JUNE 9, 1970 AS DOCUMENT NUMBER 21179042, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BEVERLY BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 19, 1971 AND KNOWN AS TRUST NUMBER 8-2796 RECORDED AS DOCUMENT 2225878, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE AND COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 24-17-213-014-1021
PROPERTY ADDRESS: 5840 W 104th Street 202, Oak Lawn, IL 60453

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

