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Doc#: 2233619262 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/02/2022 02:29 PM Pg: 1 of 3

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Dec ID 20221201603682

ST/CO Stamp 1-365-071-184 ST Tax \$1,000.00 CO Tax \$500.00

City Stamp 0-746-739-024 City Tax: \$10,500.00

Return and mail tax statement to:

Peter M. Jones
Rachel E. Jones
3310 N. Harding Ave
Chicago, IL 60618

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 1ST day of December 2022 by 3310 N HARDING, LLC AN ILLINOIS LIMITED LIABILITY COMPANY whose address is 3824 N. Western Ave, Chicago, IL hereinafter called GRANTOR, grants to PETER M. JONES AND RACHEL E. JONES, husband and wife of 1006 N. Wolcott Ave, unit 2, Chicago, 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:

THE SOUTH 15 FEET OF LOT 20 AND THE NORTH 15 FEET OF LOT 21 IN BLOCK 6 IN GRANDVIEW, A RESUBDIVISION OF BLOCKS 1, 2 AND 3 IN KLEP K. JONES SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3310 N. HARDING AVE., CHICAGO, IL 60618

Parcel ID Number: 13-23-317-034-0000

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 as TENANTS BY THE ENTIRETY.

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.

File nr: AT 21071

After recording mail to:

Altima Title, LLC. $\frac{1}{3}$
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

3310 N HARDING, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY
Name of the LLC

By: Jerry Czerwik
JERRY CZERWIK
Managing member

State of Illinois)
County of Cook)

The foregoing instrument was hereby acknowledged before me this 1st day of December 2022 by JERRY CZERWIK as managing member of 3310 N HARDING, LLC AN ILLINOIS LIMITED LIABILITY COMPANY who is personally known to me or who has produced DRIV, LLC as identification and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires 9/10/25

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File No: AT221071

EXHIBIT "A"

THE SOUTH 15 FEET OF LOT 20 AND THE NORTH 15 FEET OF LOT 21 IN BLOCK 6 IN GRANDVIEW, A RESUBDIVISION OF BLOCKS 1, 2 AND 3 IN KILER K. JONES SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3310 N HARDING AVE CHICAGO, IL 60618
Parcel ID Number: 13-23-317-034-0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity 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