## UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 14th day of December, 2022, between DLS Development, 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, party of the first part, and Darek Synowiec of 1350 Hunters Ridge West, Hoffman Estates, Illinois 60192 4536, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TENAND NO/100 DOLLARS (\$10.00) in hand paid by the party of the second part, the receipt whereof

Doc# 2301210009 Fee \$93.00

,RHSP FEE:59.06 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 01/12/2023 10:37 AN PG: 1 OF 3

is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ASSIGN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 23 in Smith and Hills Parl. Ricge Manor Unit No. 2, being a subdivision of the South ½ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ (Except the West 217 feet measured on the North and South Line thereof) of Section 22, Townst ip 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 party of the first part, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number:

09-22-115-009-0000

Address of Real Estate:

2301 Farrell Avenue, Park Ridge, Illinois 60068-1166

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to the presents by its Vice President the day and year first above written.

S P S S S S DLS DEVELOPMENT, INC.

Ву:

Slawomira Krawczyk Synowiec Vice President

Prepared by and return to E. William Maloney, Maloney & Craven, P.C., 2093 Rand Road, Des Plaines, Illinois 60016-4727

## **UNOFFICIAL COPY**

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

E. William Maloney, Esq. Maloney & Craven, P.C. 2093 Rand Road Des Plaines, Illinois 60016-4727 Darek Synowiec 1350 Hunters Ridge West Hoffman Estates, Illinois 60192-4536

STATE OF ILLINOIS )

SS.

COUNTY OF COOK

REAL ESTATE TRANSFER TAX		11-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-22-115-009-0000	20221201614047   1	-649-816-400

I, E. William Maloney, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Slawomira Krowczyk Synowiec, personally known to me to be the Vice President of DLS Development, 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 Vice President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as ner 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 official seal this 14th day of December, 202

f:

Commission expires

Exempt per para. e, sec. 31-45

E. William Maldney, attorney, December 14, 2022

EUGENE V. LLIAM MALONEY

NOTARY PHBLIC. STATE OF ILLINOIS

MY COMMISSION EXPIRES: 6/2 1/2025

\\MC-DCSVR\Folder Redirection\etaine\Documents\C-A\SYNOWIEC\LESTER\LAND TRUST\PARKWAY BK LAND TRUST DOCS\\special WD re 2301 Farrell Ave 2022-12-14 wpd

## JNOFFICIAL COPY



## FINAL PAYMENT CERTIFICAT CITY OF PARK RIDGE

p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US 505 Butley PL, Park Ridge, Illinois 60068

**Certificate #** 22-001283

Pin(s)

09-22-115-009-0000

Address

2301 FARRELL AVE

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

**Property Transfer Tax** 

\$25.00

Date

12/20/2022

Christopher D. Lipman Finance Director