

UNOFFICIAL COPY

Doc#: 2312210068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 03:36 PM Pg: 1 of 4

Dec ID 20230401607718

SPECIAL WARRANTY DEED

File #: AT-105988

Exempt pursuant to
35 ILCS 200/31-45(d)

The above space for recorder's use only

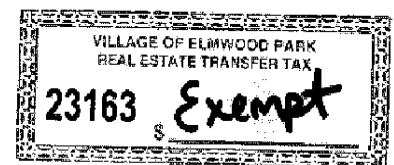
THE GRANTOR(S), Wendelin A. Breslauer, formerly known of record as Wendelin A. Bogg, herein joined by their spouse Donald Breslauer, Jr., for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY** and **SPECIALLY WARRANT(S)** to **THE GRANTEE(S)**: Bruce B. Bogg and Doris A. Bogg, husband and wife, as tenants by the entirety, with an address of 1819 N 72nd Court, Elmwood Park, IL 60707, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements, violations, and general real estate taxes and/or assessments for 2022 and subsequent years, existing charges, assessments, liens of record, building violations, utilities, and zoning regulations or violations. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises with all the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor only. The Grantor does not warrant against title defects arising from conditions that existed before it owned the property.

PERMANENT INDEX NUMBER: 1819 N 72nd Court, Elmwood Park, IL 60707

ADDRESS OF PROPERTY: 12-36-415-032-0000



UNOFFICIAL COPY

EXHIBIT A – LEGAL DESCRIPTION

The south 40 feet of the north 126 feet of Lot 8 in Block 13 in Mills and Son's Green Fields Subdivision, a subdivision in Section 36, Township 40 North, Range 12, east of Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 27, 2022
Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said Grantors
this 27 day of September, 2022



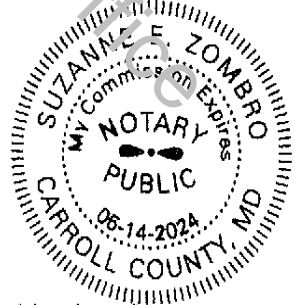
NOTARY PUBLIC [Handwritten Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 9/27, 2022
Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before
Me by the said agent
This 27th day of September, 2022



NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)