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SPECIAL WARRANTY DEED

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

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

VILLAGE OF ELMWOOD PARK
REAL ESTATE TRANSFER TAX
23163 Exempt

UNOFFICIAL COPY

Dated this 2/ day of Septembel,
Wendelin A. Breslauer, formerly known of record as Wendelin A. Bogg
/)
Sell him
Donald Breslauer, Jr.
STATE OF (SS)
COUNTY OF DUPAGE)

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Wendelin A. Breslauer, formerly known of record as Wendelin A. Bogg and Donald Breslauer, Jr. is personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARFAUTY DEED, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 27 divis September, 2022

NOTARY PUBLIC

Mail to:

Tax Bill to:

1819 N 72nd Court,

Elmwood Park, IL 60701

Bruce B. Bogg and Drais A. Bogg

PETER PAULETTI Official Seal Notary Public - State of Illinois My Commission Expires Jan 28, 2024

Bruce B. Bogg and Doris A. Bogg 1819 N 72nd Court,

Elmwood Park, IL 60707

This instrument prepared by:

ERIC FELDMAN & ASSOCIATES P.C.

123 W Madison St, Suite 1704, Chicago, IL 60602

Disclaimer: No title search was performed on the Property by the Preparer. The Preparer of this deed make and representation as to the status of the title, property use, condition, tax. zoning or plat/survey concerning the Interprety nor any other matter except the validity of the form of this deed. Information herein was provided to Preparer by Grantors/Grantees and /or their agents.

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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

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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.

CONTRACTOR OF THE PROPERTY OF
Grantor or Agent
Subscribed and sworn to before
Me by the said Grants (2022 PETER PAULETTI Official Seal
Notary Public - State of illinois
My Commission Expires Jan 28, 2024
NOTARY PUBLIC MARKET THE PUBLI
The Grantee or his agent affirms and verifies that he name of the grantee shown on the deed or
assignment of beneficial interest in a land trust is either e 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 recognizer as a person and authorized to do
business or acquire and hold title to real estate under the laws of 'ne tate of Illinois.
Date 9/27
Date 7/27, 2022 Signature:
Grantee or Agent
Subscribed and sworn to before
Me by the said after
This 27 day of Septem , 2022
NOTARY PUBLIC ON 14-2014
NOTARY PUBLIC OCUMENT
MOTE A SUM THINK
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.)
THUGE DELVISIONS OF SCHOOL 4 OF THE THEORS INCAL CSIMIC TRANSFEL THE ACT. I