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AFTER RECORDING RETURN TO:

Boston National Title
600 Rouser Road
Suite 500
Coraopolis, PA 15108
File No. 2320356793



Doc# 2312934007 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/09/2023 09:38 AM PG: 1 OF 4

NAME AND ADDRESS OF TAXPAYER:

Marian Froelich, married woman
1900 North Mozart Street
Chicago, IL 60647

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-36-306-042-0000

SPECIAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e) Deeds or trust documents where the actual consideration is less than \$100

THIS DEED made and entered into on this 23 day of March, 2023, by and between **Marian Froelich who acquired title as Marian Williams**, a single person, residing at 1900 North Mozart Street, Chicago, IL 60647, hereinafter referred to as Grantor(s) and **Marian Froelich**, married woman, residing at 1900 North Mozart Street, Chicago, IL 60647, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of IL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1900 North Mozart Street, Chicago, IL 60647

Prior instrument reference: Instrument 1330947055, Recorded: 11/05/2013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

REAL ESTATE TRANSFER TAX

09-May-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-36-306-042-0000 | 20230501612290 | 1-494-082-256

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

09-May-2023



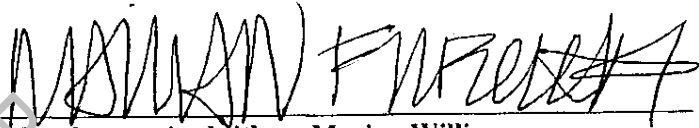
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-36-306-042-0000 | 20230501612290 | 0-708-989-648

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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; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

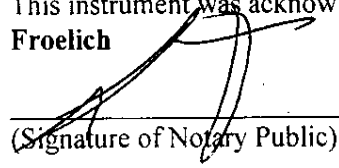
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 23 day of MARCH, 20 23



Marian Froelich, who acquired title as Marian Williams

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on this 23rd day of March, 20 23 by **Marian Froelich**


(Signature of Notary Public)

Print Name: Jelani Foster

My commission expires: 1/13/2025



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:

The South 1/2 of Lot 12 in Block 2 in Hansbrough Hess' Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the third principal Meridian, in Cook County, Illinois.

Parcel ID 13-36-306-042-0000

Property commonly known as: 1900 North Mozart Street, Chicago, IL 60647

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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 March 23, 2023

Signature: MAMMAN FUREY
Grantor, or Agent

Subscribed and sworn to before me by the said _____ Grantor _____ this 23rd, day of March, 2023

[Signature]
Notary Public
My commission expires: 1/13/2025



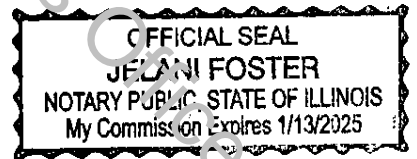
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 March 23, 2023

Signature: MAMMAN FUREY
Grantee, or Agent

Subscribed and sworn to before me by the said _____ Grantee _____ this 23rd, day of March, 2023

[Signature]
Notary Public
My commission expires: 1/13/2025



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)