

a

UNOFFICIAL COPY



PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N. LaSalle St., Suite 2207
Chicago, IL 60602

Doc# 2313240020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2023 09:30 AM PG: 1 OF 3

AFTER RECORDING, MAIL TO:
Kenneth C. Smith & Regina D. Smith
4446 S. Drexel Blvd., Unit B
Chicago, IL 60653

Chang legal
1920 E. Argonne
#160
Schaumburg IL 60173

SPECIAL WARRANTY DEED

GRANTOR,

DREXEL DEVELOPMENT
INC., an Illinois corporation,
having the principal office
address of 8242 Latrobe Ave,
Burbank, IL 60459,

(The Above Space for Recorder's Use Only)

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, grants, bargains, sells, and conveys with special limited warranties to GRANTEE, **Kenneth C. Smith and Regina D. Smith, husband and wife**, having the current address 455 E. Waterside Drive, Unit 2906 Chicago, IL 60601, not as tenants in common, nor as joint tenants, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:	SEE ATTACHED
Permanent Real Estate Index Number:	20-02-305-032-0000 (underlying) PRIOR 20-02-305-019-0000
Common Address of Real Property:	4446 S. Drexel Boulevard, Unit B, Chicago IL 60653

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title 236500090084T 10/2 SJ

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 28th day of April, 2023.

**Drexel Development, Inc.,
an Illinois Corporation**

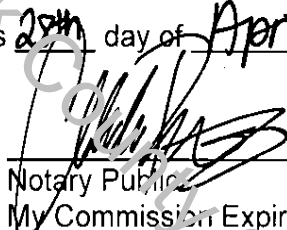
By: 
Przemyslaw Mazur, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Przemyslaw Mazur, Authorized Representative of Drexel Development, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 28th day of April, 2023






Notary Public
My Commission Expires: 12/11/2024

MAIL FUTURE TAX BILLS TO:
Kenneth C. Smith & Regina Brooks
4446 S. Drexel Blvd., Unit B,
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		05-May-2023
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00 *

20-02-305-032-0000 | 20230501614107 | 0-945-904-080

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

REAL ESTATE TRANSFER TAX		05-May-2023
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00

20-02-305-032-0000 | 20230501614107 | 1-737-122-512

UNOFFICIAL COPY



EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 23GSD009008LT

For APN/Parcel ID(s): ^{River} 20-02-305-019-0000 ; 20-02-305-032-0000 (underlying)

THAT PART OF LOT 1 IN DREXEL BOULEVARD RESIDENCES RESUBDIVISION, BEING A RESUBDIVISION OF PARCELS 3 TO 5 AND 8 TO 11 IN ROBERT H. LAW'S SUBDIVISION OF PARCELS 5 TO 10 (EXCEPT PART TAKEN FOR COTTAGE GROVE AVENUE AND DREXEL BOULEVARD) IN BLOCK 3 OF WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 43 MINUTES 54 SECONDS WEST 97.12 FEET, ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 16 MINUTES 06 SECONDS WEST 23.30 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 34 MINUTES 35 SECONDS WEST 59.00 FEET; THENCE NORTH 1 DEGREE 16 MINUTES 06 SECONDS EAST 19.92 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 54 SECONDS EAST 59.00 FEET; THENCE SOUTH 1 DEGREE 16 MINUTES 06 SECONDS EAST 20.22 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Property Clerk's Office