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Doc# 2315834011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 10:50 AM PG: 1 OF 5

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280533715

NAME AND ADDRESS OF TAXPAYER:
Pawel Las
7517 Savoy Lane
Bridgeview, IL 60455

This document prepared by:
Courtney E. Doe, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 23-12-400-093-1098

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17th day of May, 2023, by and between **Radian Guaranty Inc.**, located at Crosspoint at Valley Forge, 550 E Swedesford Road, Suite 350, Wayne, PA 19097, hereinafter referred to as Grantor(s) and **Pawel Las, single individual**, residing at 7517 Savoy Lane, Bridgeview, IL 60455, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Twenty Six Thousand and 00/100 Dollars (\$226,000.00), 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: 7517 Savoy Lane, Unit D, Bridgeview, IL 60455

Prior instrument reference: Instrument Number: 2309415004, Recorded: 04/04/2023

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

06-Jun-2023



COUNTY:	113.00
ILLINOIS:	226.00
TOTAL:	339.00

23-12-400-093-1098

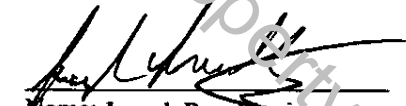
| 20230501633012 | 0-068-860-624

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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.

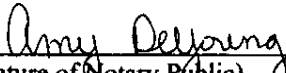
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 12th day of May, 2023.

Radian Guaranty Inc.


Name: Joseph Recchioni
Title: AVP, Loss Management

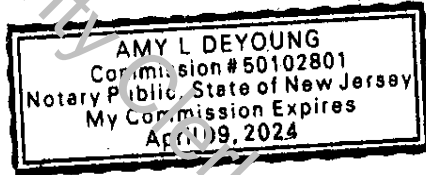
STATE OF New Jersey
COUNTY OF Gloucester

This instrument was acknowledged before me on 12th day of May, 2023 by Joseph Recchioni as AVP, Loss Management of Radian Guaranty Inc.


(Signature of Notary Public)

Print Name: Amy DeYoung

My commission expires: April 9, 2024



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of COOK, State of Illinois, and is described as follows:

DWELLING UNIT 16-4-714 IN THE BRIDGEVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6, 7, 8 AND 11 IN BRIDGEVIEW PLACE UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 2005 AS DOCUMENT 0516603081, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDOMINIUM, RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER 0527212307, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel ID No.: 23-12-400-093-7098

Property commonly known as: 7517 Savoy Lane, Unit D, Bridgeview, IL 60455

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

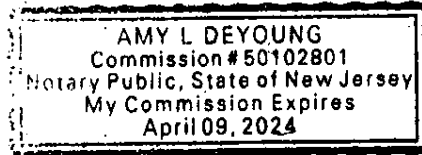
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 12th, 2023.

Signature: [Signature]
Grantor, or Agent Joseph Recchioni, AVP, Loss Management

Subscribed and sworn to before me by the said Joseph Recchioni this 12th day of May, 2023.

Amy DeYoung
Notary Public
My commission expires: April 9, 2024



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 _____, 20__.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20__.

Notary Public
My commission expires: _____

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.)

