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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. Dre, Esq. 8940 Main Street Clarence, NY 14031 866-333-3081

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

Doc# 2315834011 Fee ≇88.00

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

KAREH A. YARBROUGH

COOK COUNTY CLERK

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

### SPECIAL WARRANTY DEED

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 Grance 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

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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 12 day of
May, 2023.
Radian Guaranty Inc.
he Lyluster
lame: Joseph Recchioni
Title: AVP, Loss Management
STATE OF New Jersey
COUNTY OF Stoucester
This instrument was acknowledged before me on 12 <sup>th</sup> day of May, 20, 23 by
Joseph Recchioni
AVP, Loss Management of Radian Guaranty inc.
Umy Delloung
(Signature of Notary Public) O AMY L DEYOUNG
Print Name: Amil Delange Print Name: Amil Dela
Print Name: Amy Delying Corimis sion #50102607  Notary Public State of New Jersey My Corimission Expires April 9, 2024
Print Name: Amil Delange Print Name: Amil Dela
Print Name: Amy Olynog Corimis sion #50 1026 Print Name: Amy Olynog My Corimis sion #50 1026 Print Notary Piblic, State of New Jersey My Corimis sion Expires My Corimis sion #50 1026 Print State of New Jersey My Corimis sion #50 1026 Print Name: Notary Piblic, State of New Jersey My Corimis sion #50 1026 Print Name: Notary Piblic, State of New Jersey My Corimis sion #50 1026 Print Name: Notary Piblic, State of New Jersey My Corimis sion #50 1026 Print Name: Notary Piblic, State of New Jersey My Corimis sion #50 1026 Print Name: Notary Piblic, State of New Jersey My Corimis sion Expires My Corimis si
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Print Name: Amy Delying Corimis sion #50102607  Notary Public State of New Jersey My Corimission Expires April 9, 2024

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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" (O THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDC/407-JUJM, 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.: 23-12-400-093-1098

roy Land, Colonia Control Cont Property commonly known as: 7517 Savoy Lane, Unit D, Bridgeview, IL 60455

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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: Country of Agent Toseph Recchion, AVP, Loss Mar	nagement
Subscribed and swo at before me by the said	AMY L DEYOUNG Commission#50102801
Notary Public  My commission expires: April 4. 2024	Motary Public, State of New Jersey My Commission Expires April 09, 2024
The Grantee or her/his agent affirms and verifies that assignment of beneficial interest in a land trust is either corporation authorized to do business or acquire and authorized to do business or acquire and hold title to person and authorized to do business or acquire title to	er a natural person, an Illinois corporation or foreign hold title to real estate in Illinois, a partnership real estate in Illinois or other entity recognized as a
Dated, 20	3
Signature:	C/2
Grantee, or Agent	
Subscribed and sworn to before me by the said, 20	
Notary Public	
My commission expires:	0
Note: Any person who knowingly submits a false stat guilty of a Class C misdemeanor for the first offense a offenses.	
(Attach to deed or ABI to be recorded in Cook County the Illinois Real Estate Transfer Tax Act.)	y, Illinois if exempt under provisions of Section 4 of

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	MAI ACI AFFIDAYII			
State	of Himois New Jersey			
	SS.			
	ny of <u>Gloucester</u>			
at Crosspoint at Valley Forge; 550 E Swedesford Rd. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Ste 350, Wayne, PA 19087				
1.	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR -			
	the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.			
2.	The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of incress.			
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.			
4.	The sale or exchange or parcels of land between owners of adjoining and contiguous land.			
5.	The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.			
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.			
7.	The conveyance of land for highway or other public purposes or grains or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.			
8.	Conveyances made to correct descriptions in prior conveyances.			
9.	The sale or exchange of parcels or tracts of land existing on the date of the amendalory Act into no more than two parts and not involving any new streets or easements of access.			
10.	The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an unitie's registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger fract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.			
CIRCI	LE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.			
Affiant further state that makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.				
SUBS	Joseph Recchioni, AVP, Loss Management CRIBED and SWORN to before me			
this _	day of May , 2023.  (Imy Dellary Dellary Dellary April 09, 2024			
	Imy Delformy April 09, 2024			