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Doc#. 2323006196 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 03:30 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20230701681927
ST/CO Stamp 1-851-475-408 ST Tax \$355.00 CO Tax \$177.50

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

FILE No. 23159050 *044*

WITNESSETH, that the GRANTOR(S), **Richard J. DeSimone**, a widower and not since remarried, of 1003 Carlton Ln., Schaumburg IL 60193 parties of the first part, and **Joanna M. Dolecki and Slawomir A. Dolecki**, husband and wife, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by the party of the second part, receipt of which is hereby acknowledged, REMISE, RELEASE ALIEN and CONVEY unto the party of the second part and to their heirs and assigns, **Joanna M. Dolecki and Slawomir A. Dolecki**, husband and wife, as *tenants by the entirety* all right, title and interest in the following described real estate, being situated in the County of Cook, State of Illinois, and legally described as follows, to-wit:

LEGAL DESCRIPTION: LOT 15116 IN WEATHERSFIELD UNIT 15, IN SECTION 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON OCTOBER 1, 1968, AS DOCUMENT NO. 20631223 ALL IN COOK COUNTY, ILLINOIS.

PIN: 07-21-307-005-0000

Common Address: 1003 Carlton Ln., Schaumburg IL 60193

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest claim or demand whatsoever, of the said party of the part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said parties of the first part, for themselves and their successor do covenant, promise and agree to and with said parties of the second part, their heirs and assigns, that they have not done or suffered to be done anything to impair title while parties of the first part held title, anything whereby the said premises



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hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, the **WILL WARRANT AND FOREVER DEFEND.**

The Grantor(s) for itself and its successors does covenant, promise and agree to and with the Grantee that it has not done or suffered to be done anything hereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited, and that it will warrant and defend the said premises against all persons lawfully claiming, or to claim the same by through or under. In witness whereof, the Grantor has caused its corporate seal to be hereto affixed, and caused its name to be signed to these presents by **Richard J. DeSimone by and through Janice Zeman Coutts**, not personally but as power of attorney under a certain power of attorney executed on January 1, 2023 by **Richard J. DeSimone**.

DATED this 25 day of July, 2023

Janice Zeman Coutts
Richard J. DeSimone
By: Janice Zeman Coutts
As power of attorney

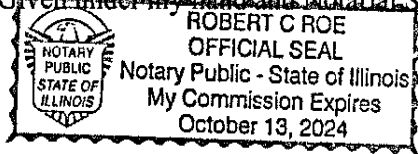
REAL ESTATE TRANSFER TAX		17-AUG-2023
		COUNTY: 177.50
		ILLINOIS: 355.00
		TOTAL: 532.50
07-21-307-005-0000		20230701681927 1-851-475-408

STATE OF ILLINOIS

COUNTY OF DUPAGE) ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **Janice Zeman Coutts**, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument, as having executed the same. appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 25 day of July 2023.



[Signature]
Notary Public

This instrument prepared by

Rob Roe and Associates P.C.
900 Ogden Avenue #308
Downers Grove IL 60515

Send Subsequent Tax Bills to:

Joanna M. Dolecki and Slawomir A. Dolecki
1003 Carlton Ln.
Schaumburg IL 60193

After recording return to:

Adam Czapulonis
5858 N. Milwaukee Ave
Chicago IL 60646

