

UNOFFICIAL COPY

Doc#: 2325133136 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 09:39 AM Pg: 1 of 3

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Dec ID 20230901616030
ST/CO Stamp 1-759-442-384 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-267-168-720 City Tax: \$3,150.00

Return deed and mail tax statement to:

Shunta Renee McGee
8336 S. Green St
Chicago, IL 60620

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 1st day of September 2023 by BL CONSTRUCTION INC an Illinois Corporation whose address is 7122 W. 82nd St, Burbank, IL hereinafter called GRANTOR, grants to SHUNTA RENEE MCGEE, single person of 1622 N. Linder Ave, unit #7, Chicago, IL hereinafter called GRANTEE,

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10,000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in COOK County, Illinois, wiz:

LOT 15 AND THE NORTH 5 FEET OF LOT 16 IN BLOCK 3 IN HILL'S SUBDIVISION OF THE NORTH 19 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTH 19 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS.

Property Address: 8336 S. GREEN ST., CHICAGO, IL 60620
Parcel ID Number: 20-32-406-029-0000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

File nr: AT 230535

After recording mail to:

Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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To have and to hold, the same in fee simple forever.

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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

BL CONSTRUCTION INC

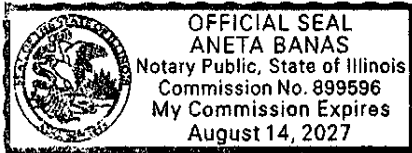
By: [Signature]
WOJCIECH LISZKA-President

By: [Signature]
BOGUSLAWA LISZKA-Secretary

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 1st day of September 2023 by WOJCIECH LISZKA, President of BL CONSTRUCTION INC and by BOGUSLAWA LISZKA, Secretary of BL CONSTRUCTION INC who are personally known to me or who have produced DL as identification and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires 8/14/27

File No: AT230535

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EXHIBIT "A"

LOT 15 AND THE NORTH 5 FEET OF LOT 16 IN BLOCK 3 IN HILL'S SUBDIVISION OF THE NORTH 19 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTH 19 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

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