

UNOFFICIAL COPY

SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL ILLINOIS

Doc#: 2328428106 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 03:56 PM Pg: 1 of 4

Dec ID 20230901625741
ST/CO Stamp 0-535-647-184 ST Tax \$301.00 CO Tax \$150.50

Above Space for Recorder's Use Only

THIS AGREEMENT between DRC Properties, Inc. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and (Name and Address of Grantee-s) Enrique Alday of Aurora, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the 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 party of the first 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 premise as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Enrique Alday, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-04-119-013-0000

Address(es) of Real Estate: 5504 Otto Pl Oak Lawn Illinois 60453

The date of this deed of conveyance is 9/21 2023.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:


DRC Properties Inc.

Village of Oak Lawn Real Estate Transfer Tax \$1000 05559

Village of Oak Lawn Real Estate Transfer Tax \$500 06587

Village of Oak Lawn Real Estate Transfer Tax \$5 02369

Fidelity National Title Company


By: Dan Cosme, President

FIDELITY NATIONAL TITLE 02 23016334

UNOFFICIAL COPY

State of IL

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the President of DRC Properties, Inc. an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President he signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal 9/21 2023.



Susan Zemaitis
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as: 5504 Otto Pl
Oak Lawn, Illinois 60453

Legal Description:

THE EAST 50 FEET OF THE WEST 324.74 FEET OF THE SOUTH 1/2 OF BLOCK 14 (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR STREETS) IN KAUP'S ADDITION TO OAK LAWN, BEING A SUBDIVISION OF LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND ALL OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: LOT 13 IN FATHER AND SON'S SUBDIVISION OF BLOCK 14 (EXCEPT THE SOUTH 33 FEET TAKEN FOR STREET) IN KAUP'S ADDITION TO OAK LAWN, BEING A SUBDIVISION OF LOT 5 IN THE SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND ALL OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1960 AS DOCUMENT NUMBER 17950470, IN COOK COUNTY, ILLINOIS.

GRANTEE'S ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Isaac C. Franco 11950 S Harlem Avenue, Suite 101 Palos Heights, IL 60463	Enrique Alday 5504 Otto Pl Oak Lawn Illinois 60453	Enrique Alday 5504 Otto Pl Oak Lawn Illinois 60453

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

06-Oct-2023



COUNTY:	150.50
ILLINOIS:	301.00
TOTAL:	451.50

24-04-119-013-0000

| 20230901625741 | 0-535-647-184

Property of Cook County Clerk's Office