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Doc#: 2331929144 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 04:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20231101668828
ST/CO Stamp 1-166-997-456 ST Tax \$309.00 CO Tax \$154.50

Preparer File: AF1033098
FATIC No.: AF1033098

THE GRANTOR(S) Ko Real Estate and Remodeling LLC, an Illinois Limited Liability Company and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars; and other good and valuable consideration in hand paid, and pursuant to authority given to the Manager of said LLC, CONVEY(S) and WARRANT(S) to Rosa Torres, Unmarried Individual all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-33-309-039-0000

Address(es) of Real Estate: 3636 54th Court Cicero, Illinois 60804

Dated this 10th day of November 2023



Ko Real Estate and Remodeling LLC by Its Manager Irina Ko

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Town of Cicero



Address: 3636 S 54TH CT
Date: 11/08/2023
Stamp #: 2023-10014
By: nca2t16

Real Estate Transfer Tax
\$3,089.00
Payment Type: Credit
Compliance #: 2023-YTRDF53K



First American
Title Insurance Company

Special Warranty Deed - Individual

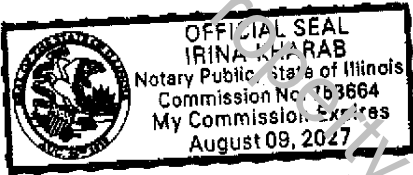
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STATE OF ILLINOIS,
COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ko Real Estate and Remodeling LLC by its Manager Irina Ko, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 10th day of November 2023.



[Handwritten Signature]
Notary Public

Prepared by:
Law Office of Helen Barcham, Inc.
2400 Ravine Way Suite 200
Glenview, IL 60025

Mail to:
DAVID M. STEIN, LETVIN & STEIN
333 SKOKIE BLVD, # 105
NORTHBROOK, ILLINOIS 60062
Name and Address of Taxpayer:

ROSA TORRES
3636 54th COURT
CICERO, ILLINOIS 60804



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Exhibit "A" – Legal Description

LOT 49 IN HAWTHORNE MANOR SUBDIVISION NO. 2, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE NORTHEAST QUARTER THEREOF) OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

