

A23-2280 160

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SPECIAL WARRANTY DEED

Doc#: 2334213093 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 09:57 AM Pg: 1 of 4

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20231101681728
ST/CO Stamp 0-235-888-592 ST Tax \$3,540.00 CO Tax \$1,770.00

THE GRANTOR, **501 WASHINGTON LLC**, a limited liability company 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **JEFFREY MITZ** and **BRIGID PARR MITZ**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

THE EAST 40 FEET OF LOT 19 AND ALL OF LOT 20 IN BLOCK 1 IN GORMLEY'S ADDITION TO GLENCOE, THE NORTH LINE OF SAID LOTS BEING THE SOUTH LINE OF ALLEY AS SHOWN ON PLAT OF SAID ADDITION IN PART OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH HALF OF VACATED ALLEY LYING NORTH OF AND ADJOINING PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 05-07-303-014-0000

Address of Real Estate: 501 Washington Ave., Glencoe, IL 60022

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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

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Dated this 27th day of November, 2023.

501 WASHINGTON LLC

By: Alexander Demchenko
Its Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of 501 Washington LLC, an Illinois limited liability company ("Company"), and 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 acknowledged that as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 27th day of November, 2023.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		29-Nov-2023
COUNTY:	ILLINOIS	770.00
TOTAL:		3,540.00
05-07-303-014-0020		20231101681723 0-225-988-592

AFTER RECORDING, MAIL TO:

Kimberly Freeland
806 North Peoria
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey + Bridget Mitz
501 Washington Ave
Glencoe, IL 60022

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EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
7. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee

Property of Cook County Clerk's Office

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VILLAGE OF GLENCOE FINAL PAYMENT CERTIFICATE

675 Village Court, Glencoe, Illinois 60022

P: (847) 835-4113 | finance@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org



501 WASHINGTON AVE GLENCOE IL 60022

Address

20-09930-01

Account Number

11/20/2023

Date Paid

\$302.58

Amount Paid

This certificate acts as a receipt that the above-mentioned party has complied with Village of Glencoe Ordinance 2003-15-3085: Payment Responsibility Policy and has paid all Village utility bills in full as of the above date.