

UNOFFICIAL COPY

Doc#: 2403613005 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/05/2024 09:13 AM Pg: 1 of 2

This instrument Prepared by:

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

Dec ID 20240201626165

ST/CO Stamp 1-051-745-328 ST Tax \$1,080.00 CO Tax \$540.00

City Stamp 2-023-513-136 City Tax: \$11,340.00

Return and mail tax statement to:

Paul Kollath Romano
Audrey Oetomo
4639 S. Indiana Ave
Chicago, IL 60653

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 2nd day of February 2024 by EXBUD, LLC whose address 2404 Oak Tree Ln, Park Ridge, IL hereinafter called GRANTOR, grants to PAUL KOLLATH ROMANO AND AUDREY OETOMO, husband and wife of 320 N. Clinton St, Apt E, Chicago, IL hereinafter called GRANTEE AS TENANTS BY THE ENTIRETY JOINT TENANTS

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 \$ 10.00 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, wiz:

LOT 4 IN THE SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RIGHT OF WAY OF THE CHICAGO SOUTH SIDE RAPID TRANSIT RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

Property Address: 4639 S INDIANA AVE CHICAGO, IL 60653
Parcel ID Number: 20-03-321-048-0000

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.

AT 240009 1/2
After recording mail to:
Atrina 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 AS TENANTS ~~BY THE ENTIRETY~~

[^]
JOINT

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.

EXBUD, LLC

Name of the Limited Liability Company

By: Jacek Bohaczyk

JACEK K. BOHACZYK

As Trustee of the JACEK K. BOHACZYK LIVING TRUST,
dated August 30, 2023, being the manager of EXBUD, LLC an
Illinois Limited Liability Company

State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 2nd day of February 2024 by JACEK K. BOHACZYK as Trustee of the JACEK K. BOHACZYK LIVING TRUST, dated August 30, 2023, being the manager of EXBUD, LLC who is personally known to me or who has produced DL as identification and who signed this instrument willingly.

[Signature]

Notary Public
My commission expires 4-25-26

