

ADU-2066 1-0

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SPECIAL WARRANTY DEED

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

Doc#: 2407802211 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 11:56 AM Pg: 1 of 3

Dec ID 20240301654405

ST/Co Stamp 1-872-443-952 ST Tax \$929.00 CO Tax \$464.50

City Stamp 0-645-954-096 City Tax \$9,754.50

THE GRANTOR, **MK CONSTRUCTION & BUILDERS, 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **EVAN SMITH** and **ANDREW FRAZIER**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** Both single men as Joint Tenants*

LOT 24 (EXCEPT THE SOUTH 3.00 FEET) IN BLOCK 6 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET AND EXCEPT THE NORTHWESTERLY ELEVATED RAILROAD YARDS AND RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-14-218-031-0000 (part of)

Address of Real Estate: 4506 N. Spaulding Ave., Chicago, IL 60625

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.

[Signature Page Follows]

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Dated this 14th day of March, 2024.

MK CONSTRUCTION & BUILDERS, INC.

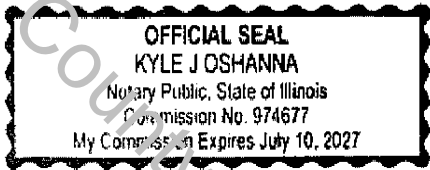
By: Alexander Demchenko
Its Authorized Agent

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 MK Construction & Builders, Inc., an Illinois corporation, 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 corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his 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 seal, this 14th day of March, 2024.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		15-Mar-2024
	CHICAGO:	6,997.50
	CTA:	2,787.00
	TOTAL:	9,784.50 *
13-14-219-031-0000 20240301654405 0-645-954-096		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-Mar-2024
	COUNTY:	491.50
	ILLINOIS:	529.00
	TOTAL:	1,020.50
13-14-219-031-0000 20240301654405 1-872-443-955		

AFTER RECORDING, MAIL TO:

Bradford Miller Law
10 S. LaSalle #2920
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Evan Smith, Andrew Frazier
4506 N. Spaulding Ave
Chicago, IL 60625

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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.

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