

UNOFFICIAL COPY

Return To:

Wyszynski Law PC
2860 S. River Rd, Ste 220
Des Plaines, IL 60018

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Aneta Barbara Jaworski
3N671 West Ave
Bensenville, IL 60106

File: 101-10524805



Doc# 2411609019 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/25/2024 12:25 PM

PAGE: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 1st day of February, 2024, by and between AMERIHOM MORTGAGE COMPANY, LLC, whose mailing address is 275 Phillips Blvd, Ewing, NJ 08618, hereinafter called GRANTOR, grants to ANETA BARBARA JAWORSKI, a married person, whose address is 3N671 West Ave, Bensenville, IL 60106, hereinafter called GRANTEE.

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 other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, with the following description: Tax Paid

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 15-14-310-019-0000

Property Address: 1924 S. 6th Ave, Maywood, IL 60153

736-00
Village of Maywood
Lanka S
4/16/24

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.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above

UNOFFICIAL COPY

described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

AMERIHOM MORTGAGE COMPANY, LLC

By: Andrea Wiley
Andrea Wiley

Name/Title: Vice President - Document Execution

STATE OF New Jersey)



COUNTY OF Mercer)

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this February 1, 2024, by Andrea Wiley, who is the/a VP-DocExecution of AMERIHOM MORTGAGE COMPANY, LLC who are personally known to me or have produced Personally Known as identification and who signed this instrument willingly.

MYISHA SIMS-SORATHIYA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 26, 2025
ID# 50135254

Myisha Sims-Sorathiya
Notary Public Myisha Sims-Sorathiya
My commission expires: 08/26/2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		25-Apr-2024
	COUNTY:	94.50
	ILLINOIS:	189.00
	TOTAL:	283.50
15-14-310-019-0000	20240401677899	0-275-444-016

UNOFFICIAL COPY

EXHIBIT A

THE NORTH 40 FEET OF LOT 67 IN FRANK C. WOOD'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 23, 1910 IN BOOK 108 OF PLATS PAGE 4 AS DOCUMENT NO. 4548223 IN COOK COUNTY, ILLINOIS.

Commonly known as 1924 S. 6TH AVENUE, MAYWOOD, IL 60153
Property Index No 15-14-310-019-0000

Property of Cook County Clerk's Office