

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

LP Investments, LLC, an Illinois Limited Liability Company ("Grantor"), of Cook County, Illinois, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of special warranty to Grantee, Mario Johnson, a SINGLE man, of Cook County all of Grantor's right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois to wit:



Doc#: 1501622077 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/16/2015 02:09 PM Pg: 1 of 4

**Permanent Index Numbers:** 20-32-127-002-0000 ✓  
**Property Address:** 8209 S. Bishop Ave., Chicago, IL 60620 ✓  
**Legal Description:** See Attached Legal Description Rider

This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for the First Installment of 2014 and subsequent years; covenants, conditions and restrictions of record, if any.

To have and to hold the property to grantee, its successors and assigns forever, and grantor does bind itself and its successors and assigns to specially warrant and forever defend the property, subject to the permitted encumbrances, to grantee, its successors and assigns, against the lawful claims of every person claiming through grantor but against no other.

DATED this 27<sup>th</sup> day of December, 2014.

  
Lambros Proutsos, Manager of LP Investments, LLC

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 Lambros Proutsos, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act, and under his authority as Manager of LP Investments, LLC, for the uses and purposes therein set forth.

SIGNED AND SWORN TO BEFORE ME  
THIS 27<sup>th</sup> DAY OF December, 2014

  
NOTARY PUBLIC



DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 411, Chicago, IL 60602

RETURN DOCUMENT TO: Law Office of P.C. Weinum  
705 E 162nd St Suite 201  
South Holland, IL 60473

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## EXHIBIT A

LOT 34 IN BLOCK 27 IN FOURTH ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED APRIL 13, 1914 AS DOCUMENT 5394502, IN COOK COUNTY, ILLINOIS.

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Volume 440

Property of Cook County Clerk's Office

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## REAL ESTATE TRANSFER TAX

16-Jan-2015



<b>CHICAGO:</b>	1,481.25
<b>CTA:</b>	592.50
<b>TOTAL:</b>	2,073.75

20-32-127-002-0000 | 20141201654531 | 1-430-054-528

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## REAL ESTATE TRANSFER TAX

16-Jan-2015



<b>COUNTY:</b>	98.75
<b>ILLINOIS:</b>	197.50
<b>TOTAL:</b>	296.25

20-32-127-002-0000 | 20141201654581 | 1-756-161-664