

# UNOFFICIAL COPY

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Return to and mail tax  
Statements To:**  
ALJ Real Estate Holdings I, LLC  
2450 St Andrews Drive  
Olympia Fields, IL 60461

File #: OSLAW-23841



Doc#: 1519729002 Fee: \$62.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2015 09:51 AM Pg: 1 of 6

This space for recording information only

## SPECIAL WARRANTY DEED

*The property being conveyed by this deed is not homestead property.*

This SPECIAL WARRANTY DEED, executed this 23 day of June, 2015, by and between ALJ INVESTMENTS, INC., an Illinois Corporation, of 2450 St. Andrews Drive, Olympia Fields, IL 60461, hereinafter called GRANTOR, grants to ALJ REAL ESTATE HOLDINGS I, LLC, an Illinois Limited Liability Company, whose address is 2450 St. Andrews Drive, Olympia Fields, IL 60461, 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 \$ Ten 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, wiz:

### SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

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 same in fee simple forever.

CCRD REVIEWER pu

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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.

Tax Exempt under E

By: [Signature]

7/15/15  
Date

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

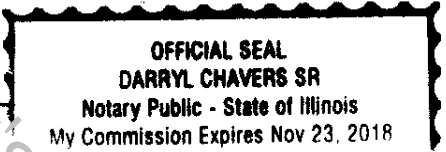
ALJ INVESTMENTS, INC.,  
an Illinois Corporation

By: [Signature]  
ANDRE L. JACKSON  
President

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 32 day of June, 2015, ANDRE L. JACKSON, President For: ALJ INVESTMENTS, INC., an Illinois Corporation, who is personally known to me or who has produced Driver's License as identification, and who signed this instrument willingly, individually and in such capacity as aforesaid.

[Signature]  
Notary Public  
My commission expires: 11-23-18



No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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.

# UNOFFICIAL COPY

City of Chicago  
Dept. of Finance  
**690513**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690514**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690515**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690516**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690517**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690518**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690519**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

City of Chicago  
Dept. of Finance  
**690520**  
7/1/2015 10:13  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,135,672

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

File #: OSLAW-23841

LOT 4 (EXCEPT THE NORTH 33 1/3 FEET AND EXCEPT THE SOUTH 33 1/3 FEET) IN BLOCK 4 IN PRESCOTT'S SUBDIVISION OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-27-109-029-0000

Property Address: 7234 South Prairie Avenue, Chicago, IL 60619

File #: OSLAW-23831

LOT 13 IN AUGUST BERKE'S SUBDIVISION OF BLOCK 22 IN THE SUBDIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-29-306-038-0000

Property Address: 7636 South Loomis Blvd, Chicago, IL 60620

File #: OSLAW-23843

THE SOUTH 11 FEET OF LOT 9, LOT 10 EXCEPT THE SOUTH 6 1/2 FEET THEREOF IN JOHN DONOVAN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-27-418-043-0000

Property Address: 7752 South Rhodes Avenue, Chicago, IL 60619

File #: OSLAW-23839

LOT 36 AND THE NORTH 5 FEET OF LOT 35 IN BLOCK 2 IN COLE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-27-426-011-0000

Property Address: 7831 South Eberhart Avenue, Chicago, IL 60619

File #: OSLAW-23840

LOT 15 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 16 IN BLOCK 87 IN CORNELL, A SUBDIVISION IN SECTIONS 23 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-26-317-031-0000

Property Address: 7836 South Maryland Avenue, Chicago, IL 60619

# UNOFFICIAL COPY

File #: OSLAW-23836

LOT 16 (EXCEPT THE NORTH 10 FEET AND EXCEPT THE SOUTH 10 FEET THEREOF) IN LEE BROTHERS SUBDIVISION OF BLOCK 12 IN WEBSTERS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-34-111-013-0000

Property Address: 8043 South Calumet Avenue, Chicago, IL 60619

File #: OSLAW-23844

LOT 3 IN THE SUBDIVISION OF LOTS 17 TO 21 INCLUSIVE IN BLOCK 5 IN OSBURN'S SUBDIVISION OF PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE WEST HALF OF SECTION 33 AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, LYING EAST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 3 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Parcel #: 20-33-117-019-0000

Property Address: 8123 South Emerald Avenue, Chicago, IL 60620

File #: OSLAW-23842

LOT 19 (EXCEPT THE NORTH 10 FEET) AND THE NORTH 15 FEET OF LOT 20 IN BLOCK 19 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 25-09-305-032-0000

Property Address: 9946 South Normal Avenue, Chicago, IL 60628

Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-23, 2015 Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before Me by the said Andre L. Jackson this 23<sup>rd</sup> day of JUNE, 2015.

NOTARY PUBLIC [Signature]



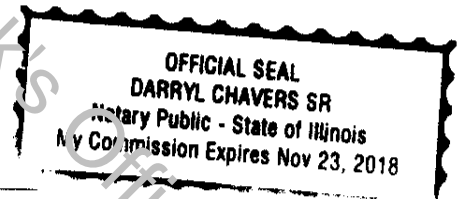
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 6-23, 2015 Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before Me by the said Andre L. Jackson This 23<sup>rd</sup> day of JUNE, 2015.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)