



16132150370

Doc#: 1613215037 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2016 01:37 PM Pg: 1 of 3

This instrument Prepared by:

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

Return and mail tax statement to:

John Davis, *as an unmarried man*  
627 E. 41<sup>ST</sup> Street  
Chicago, IL 60653

SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 9<sup>TH</sup> day of May, 2016 by HUNTINGTON LLC, whose address is 6351 W. Huntington St, Chicago, IL 60646 hereinafter called GRANTOR, grants to JOHN DAVIS, whose address is 33 E 26<sup>TH</sup> St, Apt 4, Chicago, IL 60616 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 ( 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:

*LOT 4 IN McKEEVER'S RESUBDIVISION OF THE NORTH 1/2 OF LOTS 23 TO 26 IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

Permanent Real Estate Index Number: 20-03-214-014-0000  
Address of Real Estate: 627 E. 41<sup>ST</sup> STREET, CHICAGO, IL 60653

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.

MAIL TO:  
ALTIMA TITLE, LLC  
6444 N. Milwaukee Ave  
Chicago, IL 60631  
FIVE #1633  
1/2

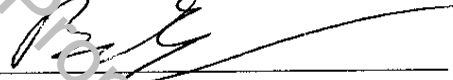
14

# UNOFFICIAL COPY

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.

HUNTINGTON, LLC

By: 

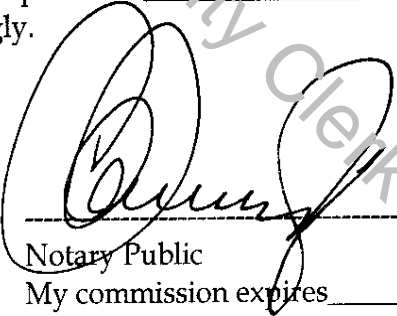
Its: \_\_\_\_\_

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 9<sup>TH</sup> day of May, 2016 by Marek Buchajski, managing member of HUNTINGTON LLC, who is personally known to me or who has produced Driver License as identification and who signed this instrument willingly.



  
Notary Public  
My commission expires \_\_\_\_\_

REAL ESTATE TRANSFER TAX	11-May-2016
CHICAGO:	4,125.00
CTA:	1,650.00
<b>TOTAL:</b>	<b>5,775.00 *</b>



20-03-214-014-0000 | 20160501601997 | 0-580-692-288

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	11-May-2016
COUNTY:	275.00
ILLINOIS:	550.00
<b>TOTAL:</b>	<b>825.00</b>



20-03-214-014-0000 | 20160501601997 | 1-186-525-504

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ALTA COMMITMENT 2006

File No. 1633  
Associated File No:

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## EXHIBIT A

**LOT 4 IN McKEEVER'S RESUBDIVISION OF THE NORTH 1/2 OF LOTS 23 TO 26 IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Address of Property:  
627 E. 41st Street  
Chicago, IL 60653

Parcel ID Number: 20-03-214-014-0000