

# UNOFFICIAL COPY

100026135

## SPECIAL WARRANTY DEED



Doc# 1707406014 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 09:20 AM PG: 1 OF 2

THIS CONVEYANCE made this 10<sup>TH</sup> day of MARCH, 2017, between ARTHINGTON PROPERTIES, LLC, an Illinois Limited Liability Company, 1345 W. Filmore Street, Unit 4, Chicago, Illinois, party of the first part, and ELONDA JOHNSON, of 1133 E. 83<sup>rd</sup> Street, Unit 161, Chicago, Illinois, party of the second part;


WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does CONVEY unto the party of the second part the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**THE EAST 31.97 FEET OF LOT 16 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369**

**PIN: 20-35-321-090-0000**



**COMMON ADDRESS: Unit 161, 1133 E. 83<sup>rd</sup> Street, Chicago, Illinois 60619**

This deed is subject to any and all unpaid general real estate taxes and special assessments; real estate taxes and special assessments not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, any acts committed by the grantees as occupants of the property, and "as is" condition of the property.

REAL ESTATE TRANSFER TAX		14-Mar-2017
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00 *

20-35-321-090-0000 | 20170301623571 | 1-574-595-264

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

REAL ESTATE TRANSFER TAX		14-Mar-2017
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL:	210.00

20-35-321-090-0000 | 20170301623571 | 1-272-081-088

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The party of the first part does covenant, promise and agree, to and with the party of the second part, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged. The party of the first part makes no other warranties except that it is the true and lawful owner of this property with the right to convey same.

IN WITNESS WHEREOF, said party of the first has executed this deed the 10<sup>TH</sup> day of MARCH, 2017.

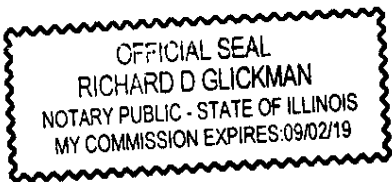
ARTHINGTON PROPERTIES, LLC

By: [Signature]  
Jeff Kochikaran, Manager

State of Illinois        )  
                                  ) ss  
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEFF KOCHIKARAN, Manager of Arthington/Properties, LLC, personally known to me to be 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 the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of MARCH, 2017.



[Signature]  
NOTARY PUBLIC

This instrument was prepared by Richard D. Glickman, 111 W. Washington St., Chicago, IL 60602