



Doc# 1709312038 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/03/2017 03:52 PM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 2822969

3/3

4300-457

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged do hereby GRANT, CONVEY and SELL to Stella Equities LLC, of 433 W 119th Street, Chicago, Illinois 60628, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

Lots 108 and 107 in Haley and Sullivan's First Addition to Longwood Manor, being a subdivision of part of Block 2 in Hillard and Dobbins First Addition to Washington Heights in the East Half of the Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 37 North, Range 14, East of Third Principal Meridian, together with part of abandoned railroad right of way, in Cook County, Illinois.

Commonly Known As: 9817-25 S. Loomis / 1350 W. 98th Pl, Chicago, IL 60643

Property Index Number: 25-08-114-019-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2016 and subsequent years;
- (b) building lines, setback lines, covenants, conditions, restrictions and easements of record; and
- (c) Building violations, building violations suits, and permanent injunctions of record;
- (d) Regulatory Agreement

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

13-Mar-2017
REAL ESTATE TRANSFER TAX
 CHICAGO: 675.00
 CTA: 270.00
 TOTAL: 945.00
 25-08-114-019-0000 | 20170301621484 | 0-530-881-216

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

13-Mar-2017
REAL ESTATE TRANSFER TAX
 COUNTY: 45.00
 ILLINOIS: 90.00
 TOTAL: 135.00
 25-08-114-019-0000 | 20170301621484 | 0-220-572-352

UNOFFICIAL COPY

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this Special Warranty Deed to be signed by a Vice President on its behalf, this ____ day of March, 2017.

COMMUNITY INITIATIVES, INC.

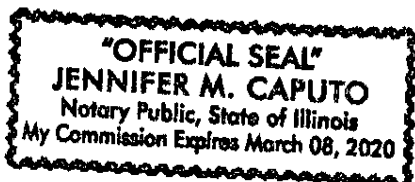
By: [Signature]
Vice President

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
29 East Madison Suite 950
Chicago, Illinois 60602

STATE OF ILLINOIS
COUNTY OF COOK

I, Jennifer M. Caputo, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess, personally known to me to be the Vice President of COMMUNITY INITIATIVES, INC., and 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 as such Vice President, (s)he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7th day of March, 2017.



[Signature]
Notary Public

MAIL TO: /Tax Bill TO:
STELLA EQUITIES LLC
433 W 119th St
Chicago IL 60628