

UNOFFICIAL COPY

1/2

After recording
return to:
Jennifer Goldstone
Shaw Fishman Glantz
321 N. Clark
Ste 800
Chicago, IL 60654



Doc# 1711134067 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/21/2017 02:11 PM PG: 1 OF 2

4300-458

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INVESTMENT CORPORATION, an Illinois Not For Profit Corporation, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to ZIGO Properties, LLC, of 2202 S Halsted, First Floor, Chicago, Illinois 60608, GRANTEE, all of the following described premises situated in Cook County, Illinois, to wit:

The South 15 feet of Lot 19, all of Lot 20, and the North 5 feet of Lot 21 in Uihlein's Subdivision of Block 2 in Pullman Park Addition to Pullman in the Northeast Quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 11327 South King Drive, Chicago, IL 60628

Property Index Number: 25-22-217-013-0000

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

- (a) general real estate taxes for 2016 2nd Installment and subsequent years;
- (b) building lines, covenants, conditions, restrictions and easements of record;
- (c) existing leases and tenancies; and
- (d) building violations, if any

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.

FIRST AMERICAN TITLE
FILE # 2839701

Tax Bills To:
Zigo Properties, LLC
2202 S. Halsted St
Chicago, IL 60608

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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 INVESTMENT CORPORATION, has caused this Special Warranty Deed to be signed by a Vice President on its behalf, this 17 day of April, 2017.

COMMUNITY INVESTMENT CORPORATION,

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

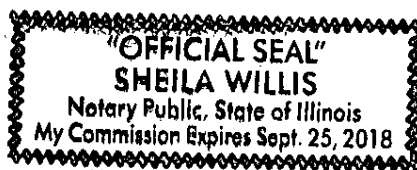
I, SHEILA WILLIS, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that MARIE DOLADE personally known to me to be the Vice President of COMMUNITY INVESTMENT CORPORATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 17th day of April, 2017.

[Signature]
Notary Public

| REAL ESTATE TRANSFER TAX | 21-Apr-2017 |
|--------------------------|-------------|
| CHICAGO: | 1,035.00 |
| CTA: | 414.00 |
| TOTAL: | 1,449.00 |

25-22-217-013-0000 | 20170401643003 | 0-937-779-648
* Total does not include any applicable penalty or interest due.



| REAL ESTATE TRANSFER TAX | 21-Apr-2017 |
|--------------------------|-------------|
| COUNTY: | 69.00 |
| ILLINOIS: | 138.00 |
| TOTAL: | 207.00 |

25-22-217-013-0000 | 20170401643003 | 0-138-355-136