

UNOFFICIAL COPY

This Instrument Was Prepared By:

SCI Illinois Services, LLC
1929 Allen Parkway
Houston, TX 77019

Upon Recording Return To:

Chicago Title Land Trust No.
8002371889 u/t/a dated 7/13/16
1707 W. 47th Street
Chicago, IL 60609

Mail Tax Paid To:

Chicago Title Land Trust No.
8002371889 u/t/a dated 7/13/16
1707 W. 47th Street
Chicago, IL 60609

17 01 07 46 NC CB 1/2

SPECIAL WARRANTY DEED
(5218 S. Kedzie Ave., Chicago, IL)

August 10, 2017 ("**Effective Date**")



Doc# 1722734108 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2017 03:51 PM PG: 1 OF 4

SCI ILLINOIS SERVICES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, formerly known as SCI IL Conversion, LLC, an Illinois limited liability company, successor by merger to SCI Illinois Services, Inc., an Illinois corporation, having an address of 1929 Allen Parkway, Houston, TX 77019 ("**Grantor**"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its/his/her heirs and assigns, FOREVER to **CHICAGO TITLE LAND TRUST NUMBER 8002371889 U/T/A DATED JULY 13, 2016** (the "**Grantee**"), that certain parcel or parcels of land in the County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, improvements, fixtures and systems located therein and thereon (collectively, the "**Property**"), and all easements, rights and interests appurtenant thereto.

The Property and this conveyance are subject the use restriction listed in Exhibit B as well as to real estate taxes for 2017 or subsequent years, applicable zoning, subdivision and building regulations, easements, covenants and restrictions of record, and any matters of record as may be shown in the title commitment issued in relation to this conveyance, and all matters which would be disclosed by an accurate survey of the real property (collectively, the "**Permitted Exceptions**").

Grantor, as Grantor's sole warranty herein, specially warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to the Property against those claims, and only those claims, of all persons who shall claim title to, or assert claims affecting the title to, the Property, or any part thereof, under, by or through, or based upon the acts of Grantor, but not otherwise, excepting however, the Permitted Exceptions.

CCRD REVIEW *[Signature]*

REAL ESTATE TRANSFER TAX

16-Aug-2017

REAL ESTATE TRANSFER TAX

16-Aug-2017



COUNTY: 250.00
ILLINOIS: 500.00
TOTAL: 750.00

19-11-412-029-0000 | 20170801602451 | 0-025-564-096

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CHICAGO: 3,750.00
CTA: 1,500.00
TOTAL: 5,250.00 *

19-11-412-029-0000 | 20170801602451 | 0-620-301-760

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

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EXHIBIT A

LEGAL DESCRIPTION

Lots 30, 31, 32, 33, 34, 35, 38, 39, 40 and 41 in Block 12, in Waterman's Addition to Morrell Park and Elsdon being a subdivision of the East 3/4 of the North 1/2 of the South East 1/4 of Section 11, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Numbers:

19-11-412-029-0000; 19-11-412-030-0000; 19-11-412-031-0000; 19-11-412-032-0000; 19-11-412-035-0000; 19-11-412-036-0000; 19-11-412-037-0000; 19-11-412-038-0000; 19-11-412-039-0000; and 19-11-412-040-0000

Commonly Known As: 5218 S. Kedzie Ave., Chicago, IL

Property of Cook County Clerk's Office

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EXHIBIT B

The Property shall not be used as a funeral home, mortuary, crematory, flower shop or for the sale of funeral, cremation, floral or cemetery related services or merchandise, and this restriction shall run with the land.

COOK COUNTY
RECORDER OF DEEDS

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