

# UNOFFICIAL COPY

Doc#: 1730739018 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2017 09:24 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Dec ID 20171001645742  
ST/CO Stamp 1-177-980-960 ST Tax \$374.00 CO Tax \$187.00  
City Stamp 0-144-938-944 City Tax: \$3,927.00

Preparer File: 4416SKingA

THE GRANTOR, King Drive Properties LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Dorothy Starks, a never married woman, of Chicago, IL of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2017 and subsequent years

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

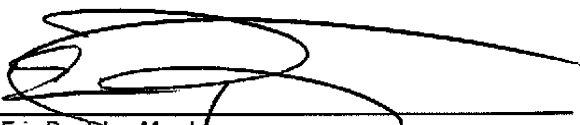
Permanent Real Estate Index Number(s): 20-03-311-044-1014

Address(es) of Real Estate: 4416 S. King Drive, Unit A  
Chicago, IL 60653

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, this:

27<sup>th</sup> day of October, 2017

King Drive Properties, LLC

By:   
Eric Dantzier, Member

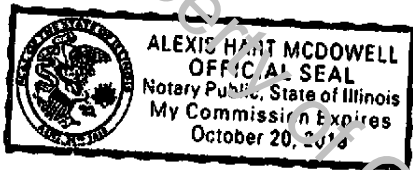
By:   
Shehden Abu-Khalil, Member

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric Dantzler and Shehden Abu-Khalil, personally known to me to be the Members of the King Drive Properties, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Eric Dantzler and Shehden Abu-Khalil signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of October, 2017.



Alexis Hart McDowell  
Notary Public

Prepared by:  
Law Office of Alexis Hart McDowell  
3987 S. Drexel Blvd  
Chicago, IL 60653

Mail to:  
Starks  
4416 S. King Drive, Unit A  
Chicago, IL 60653

Name and Address of Taxpayer:  
Starks, DOROTHY  
4416 S. King Drive, Unit A  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		02-Nov-2017
	COUNTY:	187.00
	ILLINOIS:	374.00
	<b>TOTAL:</b>	<b>561.00</b>
20-03-311-044-1014   20171001645742   1-177-980-960		

REAL ESTATE TRANSFER TAX		02-Nov-2017
	<b>CHICAGO:</b>	2,805.00
	<b>CTA:</b>	1,122.00
	<b>TOTAL:</b>	<b>3,927.00 *</b>
20-03-311-044-1014   20171001645742   0-144-938-944		

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

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## Legal Description

UNIT 4416-A IN BRONZEVILLE POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 33 FEET OF LOT 1 (EXCEPT THE WEST 136 FEET) , LOT 2 (EXCEPT THE WEST 144 FEET) AND LOT 4 (EXCEPT THE SOUTH 50 FEET AND EXCEPT THE WEST 128 FEET THEREOF) IN J.C. DORE'S SUBDIVISION FO THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST J1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98872808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address:  
4416 S. King Drive, #A  
Chicago, IL 60653

Pin: 20-03-311-044-1014

Property of Cook County Clerk's Office