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Doc# 1809245010 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 09:40 AM PG: 1 OF 2

FIRST AMERICAN TITLE
FILE # 2885432

4300-486

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 Empire Property Management Solutions Corp, of 9500 S. Aves, Evergreen Park, IL 60805, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

Lot 73, in Hart and Franks' Subdivision of the North half of the Southeast quarter of the Northeast quarter of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 6559 S. Peoria Avenue, Chicago, IL 60621

PIN: 20-20-222-022-0000

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

- (a) general real estate taxes for 2017 2nd Installment and subsequent years;
- (b) building violations and building court cases of record;

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.

Mail to + Tax Bills to
Empire Property
3835W. 95th St.
Evergreen Park IL 600805

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

20-20-222-022-0000 20180301630950 1-652-227-616	
TOTAL:	420.00
CHICAGO:	300.00
CTA:	120.00
30-Mar-2018 REAL ESTATE TRANSFER TAX	

REAL ESTATE TRANSFER TAX		30-Mar-2018
COUNTY:	ILLINOIS:	TOTAL:
20.00	40.00	60.00
20-20-222-022-0000		20180301630950 0-240-444-960

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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 INITIATIVES, INC., has caused this Special Warranty Deed to be signed by a Vice President on its behalf, this 30 day of March, 2018.

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 30th day of March, 2018.



[Signature]
Notary Public