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This document was prepared by:
Bourgogne Chalmers, Attorney at Law
79 W. Monroe St., Suite 1300
Chicago, IL 60603

After recording, return to:

Bourgogne Chalmers, Esq.
79 W. Monroe St. 1300
Chgo. IL 60603

Mail subsequent tax bills to:

Kindred Properties, LLC
5318 S. Drexel Blvd.
Chicago, IL 60615



Doc# 1811006108 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2018 01:02 PM PG: 1 OF 4

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SPECIAL WARRANTY DEED

THE AGREEMENT made this 14th day of April, 2018, between ~~SOUTHSIDE PROPERTIES, LLC~~, an Oregon limited liability company, (hereinafter "Grantor"), and KINDRED PROPERTIES, LLC, an Illinois limited liability company of Chicago, Illinois (hereinafter "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Six Thousand Dollars and 00/100 (\$6,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

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

PIN: 20-17-410-017-0000
PROPERTY ADDRESS: 6000 S. Carpenter St.
Chicago, Illinois 60621

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor make no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantor forever.

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this deed as of this 14 day of April, 2018.

Bm

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SOUTHSIDE, LLC, an Oregon limited liability company

BY: *Dale Bernards*
Dale Bernards

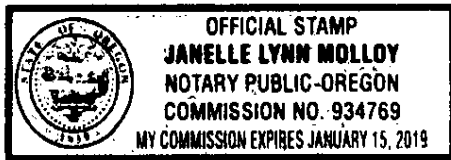
Its: Member

STATE OF Oregon)
) SS.
COUNTY OF Washington)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dale Bernards**, personally known to me to be the Sole Member of SOUTHSIDE, LLC, an Oregon limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as Sole Member they signed, sealed and delivered the said instrument pursuant to the authority given to them by SOUTHSIDE, LLC, an Oregon limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said SOUTHSIDE, LLC, an Oregon Illinois limited liability company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 14 day of April, 2018.

Janelle Molloy (Notary Public)



Place Notarial Seal Here

REAL ESTATE TRANSFER TAX		20-Apr-2018
	CHICAGO:	45.00
	CTA:	18.00
	TOTAL:	63.00 *

REAL ESTATE TRANSFER TAX		20-Apr-2018
	COUNTY:	3.00
	ILLINOIS:	6.00
	TOTAL:	9.00

20-17-410-017-0000 | 20180401643178 | 0-954-824-992

20-17-410-017-0000 | 20180401643178 | 1-357-379-872

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

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN E. A. CUMMING'S SUBDIVISION OF BLOCK 12 IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6000 SOUTH CARPENTER ST.
CHICAGO, ILLINOIS 60621

PIN: 20-17-410-017-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current years;
2. Matters that would be shown by the accurate inspection of the property;
3. All roads and legal highways;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, in force on the date thereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office