

# UNOFFICIAL COPY



\*1812955200D\*

Doc# 1812955200 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2018 01:54 PM PG: 1 OF 2

*Set 1821146 1/2*

## SPECIAL WARRANTY DEED LLC to Individual

This agreement, made this *8<sup>th</sup>* day of May, 2018, between CHICAGO PROPERTY GROUP, LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Nevada, party of the first part, and

KRISTA A. THOMPSON,

Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the member(s) and manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

**LOT 29 AND LOT 28 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 3 IN DEMPSTER-CRAWFORD MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF EAST PRAIRIE ROAD (EXCEPT THE SOUTH 17 1/2 CHAINS THEREOF) AS ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9025818, IN COOK COUNTY, ILLINOIS.**

PIN: 10-23-103-041-0000

COMMONLY KNOWN AS: 8714 Hamlin Avenue, Skokie, Illinois 60076

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (d) easements, agreements, conditions, covenants, and restrictions of record, if any; (e) drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property; (f) and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

<b>REAL ESTATE TRANSFER TAX</b>		08-May-2018
	COUNTY:	180.25
	ILLINOIS:	360.50
	TOTAL:	540.75
10-23-103-041-0000	20180401648273	1-904-653-600

<b>VILLAGE OF SKOKIE</b>	
<b>ECONOMIC DEVELOPMENT TAX</b>	
PIN:	10-23-103-041-0000
ADDRESS:	8714 Hamlin
9807	5/8/18 \$1083.00 SL

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor, CHICAGO PROPERTY GROUP, LLC, promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized Member, the day and year first above written.

CHICAGO PROPERTY GROUP, LLC

By \_\_\_\_\_  
Its authorized Manager

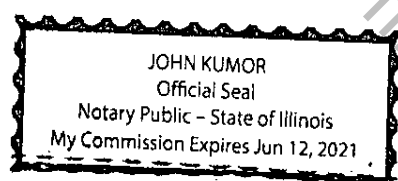
State of Illinois        )  
                                      )        ss.  
County of COOK        )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIUSZ SOLAK, personally known to me to be the Authorized Manager of CHICAGO PROPERTY GROUP, LLC a Nevada Limited Liability Company, 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 Authorized Manager, he signed, sealed and delivered that said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Members of said Limited Liability Company as his 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 8 day of May, 2018

Commission expires 6-12, 2021, \_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by  
John Kumor, Esq.  
KUMOR LAW, LLC  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200



MAIL TO:  
601 LINDEN PL, 124  
EVANSTON, IL 60202

SEND SUBSEQUENT TAX BILLS TO:  
KRISTA A. THOMPSON  
8714 HAMLIN AVE  
SKOKIE, IL 60076