

GIT 40038264

EG 1/4

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Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)



18135470520

Doc# 1813547052 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2018 12:01 PM PG: 1 OF 2

GIT

THIS INDENTURE, made this 20 of April, 2018 between Prestige Properties Investment Group, Inc., a corporation created and existing under and by virtue of the laws of the State of Florida, party of the first part, and Latitude Capital Investments, LLC, a Florida limited liability corporation, party of the second part,

(GRANTEE'S ADDRESS) 600 NE 27th Street, #2303, Miami Florida 33137.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 12 IN SOUTH CHICAGO HEIGHTS IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2017

Permanent Real Estate Index Number(s): 26-06-314-011-0000
Address(es) of Real Estate: 9315 S. Yates Avenue, Chicago, Illinois 60617

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND**.

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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 President and Secretary, the day and year first above written.

Prestige Properties Investment Group, Inc.

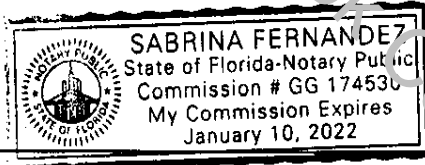
By Fernando R. Tapia
President

Attest Milly I. Mengual
Vice President

STATE OF Florida, COUNTY OF Miami-Dade ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fernando R. Tapia personally known to me to be the President of Prestige Properties Investment Group, Inc., a Florida corporation, and Milly I. Mengual personally known to me to be the Vice President of said corporation and personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Vice President they signed and delivered the instrument as their free and voluntary act and as the 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 20 day of April 2018



Sabrina Fernandez (Notary Public)

Prepared By: John Janczur
19 S. LaSalle, #1201
Chicago, IL 60603

Mail To:

Steven B. Greenfield
6111 Broken Sound Parkway NW
Suite 350
Boca Raton, FL 33487

Name & Address of Taxpayer:

Latitude Capital Investments LLC
600 NE 27th St. #2303
Miami, FL 33137

REAL ESTATE TRANSFER TAX		10-May-2018
COUNTY:		32.50
ILLINOIS:		65.00
TOTAL:		97.50
26-06-314-011-0000 20180501666487 1-429-700-128		

REAL ESTATE TRANSFER TAX		10-May-2018
CHICAGO:		487.50
CTA:		195.00
TOTAL:		682.50*
26-06-314-011-0000 20180501666487 1-167-835-424		
* Total does not include any applicable penalty or interest due.		