

lot 2 1820803

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



Doc# 1814349154 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2018 11:13 AM PG: 1 OF 2

Special Warranty Deed

THE GRANTOR(S), **THOMAS DENTON BROSH, JR. A/K/A DENTON BROSH** ("Grantor"), unmarried, residing at 3590 Akron Ct. Denver, Colorado 80238, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid; CONVEY GRANT, BARGAIN AND SELL to **2201 N. CLYBOURN, LLC** ("Grantee"), a limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois ("GRANTEE"), all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 26 IN BLOCK 4 OF GEORGE M. HIGH'S SUBDIVISION OF THE EAST 1/2 BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

And the Grantor, for himself and his heirs and successors does covenant, promise and agree, to and with the Grantee, its successors and assigns, that he 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:

the general taxes for the current year and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, all roads and legal highways, and any facts or exceptions which an accurate survey or inspection of the above described property would show.

Permanent Index Number(s): 14-32-108-026-0000

Property Address: 2201 N. Clybourn Ave., Chicago, Illinois 60614

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR NAMED HEREIN.

Dated this 2nd day of May, 2018.


THOMAS DENTON BROSH, JR. aka Denton

Brosh

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UNOFFICIAL COPY

STATE OF ~~ILLINOIS~~ Colorado)
) SS.
COUNTY OF Denver)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS DENTON BROSH, JR., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of May, 2018.

Jacqueline Y. Smith
Notary Public

JACQUELINE Y SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039211
MY COMMISSION EXPIRES AUGUST 13, 2021

My commission expires: August 13th, 2021

THIS DOCUMENT PREPARED BY:

Fuksa Khorshid, LLC
70 W. Erie St., 2nd Floor
Chicago, IL 60654

MAIL TAX BILL TO:

2201 N. Clybourn LLC
Attn: Danny Beck
2201 N. Clybourn Ave
Chicago, IL 60614

MAIL RECORDED DEED TO:

Taft Stettinius & Hollister LLC
Attn: Patrick Warlan
111 E. Wacker Dr #2800
Chicago, IL 60601

REAL ESTATE TRANSFER TAX

08-May-2018



COUNTY: 375.00
ILLINOIS: 750.00
TOTAL: 1,125.00

14-32-108-026-0000

20180501659545 | 1-089-910-048

REAL ESTATE TRANSFER TAX

08-May-2018



CHICAGO: 5,625.00
CTA: 2,250.00
TOTAL: 7,875.00 *

14-32-108-026-0000 | 20180501659545 | 1-973-400-864

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