

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY



Doc# 1816922020 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 10:23 AM PG: 1 OF 3



THE GRANTORS, Chicago Land & Title, LLC - Series II, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, and East Woodlawn Partners II, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability companies, CONVEY(S) and WARRANT(S) to EMERALD MANAGEMENT, INC., an Illinois corporation, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

This is NOT Homestead Property.

SUBJECT TO: general real estate taxes not due and payable as of the Closing Date and subsequent years.

Grantors, for itself and its successors and assigns, hereby covenants and represents that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises again all persons lawfully claiming by, through or under the grantors.

Permanent Real Estate Index Number(s): 20-23-105-062-0000 20-23-105-063-0000  
20-23-105-064-0000 20-23-105-065-0000

Address(es) of Real Estate: 6448-54 South Ellis Ave.  
Chicago, Illinois 60637

In Witness Whereof, said parties of the first part have caused their corporate seals to be hereunto affixed, and have caused their names to be signed to these presents by their Manager, this:

1st day of November, 20 17

Chicago Land & Title, LLC - Series II

East Woodlawn Partners II, LLC

David M. Fleishman, Manager

By: [Signature]  
David M. Fleishman, Manager

S ✓  
P 3  
S N  
M N  
SC ✓  
E ✓  
INT ✓

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STATE OF ILLINOIS, COUNTY OF

Cook

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the Chicago Land & Title, LLC - Series II and the Manager of East Woodlawn Partners II, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Members of said limited liability companies, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 15<sup>th</sup> day of November, 2017.



Judy A. Johnson  
Notary Public

Prepared by:



John D. Cummins, Jr.  
77 W. Washington Suite 1115  
Chicago, IL 60602


Mail to:

James Pittacora  
150 S. Wacker Drive, Suite 1600  
Chicago, IL 60606

Name and Address of Taxpayer:

Emerald Management, Inc.  
10441 S. Artesian  
Chicago, IL 60655

REAL ESTATE TRANSFER TAX		18-Jun-2018	
	COUNTY		99.00
	ILLINOIS		198.00
<b>TOTAL:</b>			<b>297.00</b>
20-23-105-062-0000		20180501658864	25-114-144

ESTATE TRANSFER TAX		18-Jun-2018	
	CHICAGO:		1,485.00
	CTA:		594.00
	<b>TOTAL:</b>		<b>2,079.00 *</b>
25-062-0000   20180501658864   1-069-934-880			
not include any applicable penalty or interest due.			

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## EXHIBIT A

### Legal Description:

LOTS 27 AND 28 IN KING AND RAMSEY'S  
ADDITION TO WOODLAWN RIDGE IN THE  
NORTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 38  
NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Permanent Index Numbers: 20-23-105-062-0000; 20-  
23-105-063-0000; 20-23-105-064-0000; 20-23-  
105-065-0000

Property located at: 6448-54 S. Ellis Ave.,  
Chicago, IL 60637



90-5175166

EMERALD MANAGEMENT,

Record and Return To:  
ISGN Recording Dept.  
2330 Commerce Drive, Suite 2  
Palm Bay, FL 32905

Property of Cook County Clerk's Office