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# UNOFFICIAL COPY

**Prepared by:**

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18591755-CHI 2018



Doc# 1817234063 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2018 01:25 PM PG: 1 OF 2

(Above space for Recorder's use only)

## SPECIAL WARRANTY DEED

THE GRANTOR, **KOVOU PROPERTIES LLC - 6240 CHAMPLAIN**, an Illinois series limited liability company ("Grantor"), having an address of 211 North Waukegan Road, Northfield, Illinois 60093, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to **OKECHUKWU CHIKA** ("Grantee"), a single man, having an address of 425 East 42nd Street, Unit 1, Chicago, Illinois 60653, all of its right, title, and interest in the following described Real Estate:

THE SOUTH 15 FEET OF LOT 8 AND THE NORTH 20 FEET OF LOT 9 IN BLOCK 8 IN RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-15-420-028-0000  
Commonly known as: 6240 South Champlain Avenue, Chicago, Illinois 60637

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate; (d) and acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise

This is not a homestead property.

**REAL ESTATE TRANSFER TAX**

21-Jun-2018



COUNTY: 155.00  
ILLINOIS: 310.00  
TOTAL: 465.00

20-15-420-028-0000 | 20180601696142 | 0-621-431-840

[Signature and notary page to follow]

**REAL ESTATE TRANSFER TAX**

20-Jun-2018



CHICAGO: 2,325.00  
CTA: 930.00  
TOTAL: 3,255.00 \*

20-15-420-028-0000 | 20180601696142 | 1-717-968-160

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

CCRD REVIEW

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 14<sup>th</sup> day of June, 2018.

**KOVOU PROPERTIES LLC – 6240 CHAMPLAIN,**  
an Illinois series limited liability company

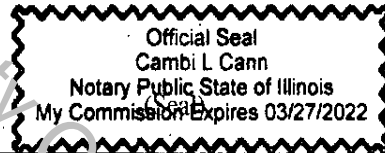
By: [Signature]  
Tom Konstantopoulos, Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Tom Konstantopoulos**, Manager of Kovou Properties LLC – 6240 Champlain, an Illinois series limited liability company, who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said series limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 14<sup>th</sup> day of June, 2018.

Notary Public  
My Commission Expires: 3/27/22



Property of Cook County Clerk's Office