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PREPARED BY:
Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

'Doc#: 1822149034 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2018 09:28 AM Pg: 1 of 2

2/3
MAIL TAX BILL TO:

P&B Legacy LLC
8215 S. Langley
Chicago, IL 60619

Dec ID 20180801649335
ST/CO Stamp 0-739-571-488 ST Tax \$61.00 CO Tax \$30.50
City Stamp 0-743-853-856 City Tax: \$640.50

MAIL RECORDED DEED TO:

Stephen A. Witt
20 N. Clark St.
#2500
Chicago, IL 60602

1802A7357L18 **SPECIAL WARRANTY DEED**

THE GRANTOR, AZ PASSIVE CAPITAL, LLC, of 208 West Portland Street #360 Phoenix, AZ 85003, a corporation organized and existing under the laws of Arizona, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) P&B Legacy LLC, of 8215 S. Langley Chicago, IL 60619, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 31 IN E.B. SHROGREN AND COMPANY'S 1ST ADDITION TO AVALON PARK, A RESUBDIVISION OF LOTS 1 TO 17 BOTH INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 46 IN BLOCK 2 IN PIERCES PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-35-218-026-0000
PROPERTY ADDRESS: 8122 S. Kenwood Avenue, Chicago, IL 60619

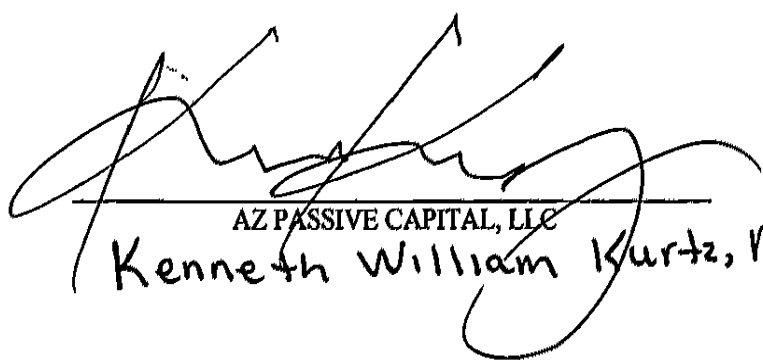
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL. 60606-4650
Recording Department

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Special Warranty Deed - *Continued*

Dated this July 20th 2018



 AZ PASSIVE CAPITAL, LLC
 Kenneth William Kurtz, Manager

Property of Cook County Clerk's Office

STATE OF Arizona)
) SS.
 COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kenneth W. Kurtz, 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/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of July 2018

 Notary Public
 My commission expires: 2/21/2020

Exempt under the provisions of paragraph _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 _____ Agent.

