

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc# 1823244076 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2019 04:33 PM PG: 1 OF 2

The above space for recorder

THE GRANTOR, Kaja Holdings 2, LLC, a Delaware Limited Liability Company, with an address of 16 Berryhill Rd, Suite 200, Columbia SC 29210, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY** and **SPECIALLY WARRANT** to **THE GRANTEE**: Ruben Santoy, a single person, with an address of 7146 S. Seeley Ave, Chicago IL 60636 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 25 in Block 2 in Herron's Subdivision of 50 Acres in the East 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general real estate taxes and/or assessments for 2017 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises with all the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Ry


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PERMANENT INDEX NO.: 20-30-106-042-0000

ADDRESS OF PROPERTY: 7146 S. Seeley Ave, Chicago, IL 60636 (Cook Co.)



Dated this 20 day of September, 2017

Kaja Holdings 2, LLC


 By: managing member
 Its: Jonathan Buerkert

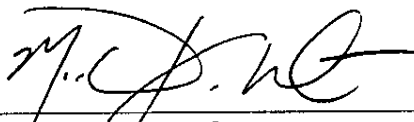
REAL ESTATE TRANSFER TAX		20-Aug-2018
	CHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50 *
20-30-106-042-0000 20180801660565 0-225-083-168		
* Total does not include any applicable penalty or interest due.		

STATE OF South Carolina)
)
) SS.
 COUNTY OF Lexington)

REAL ESTATE TRANSFER TAX		20-Aug-2018
 	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50
20-30-106-042-0000 20180801660565 1-080-475-424		

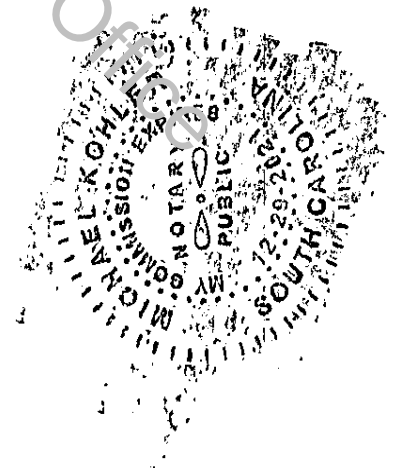
I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Jonathan Buerkert, as authorized agent of Kaja Holdings 2, LLC, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 06th day of September, 2017.



 NOTARY PUBLIC

MICHAEL KOHLER
 Notary Public, South Carolina
 My Commission Expires
 December 29, 2021



This instrument prepared by:
 Eric Feldman & Associates, P.C.
 134 N. LaSalle St, Suite 1900
 Chicago, Illinois 60602

Mail to:
7146 S. Seeley Ave
Chicago, IL 60636

Tax bill to:
7146 S. Seeley Ave
Chicago, IL 60636