



18305120230

1 all

Doc# 1830512023 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2018 10:00 AM PG: 1 OF 3

**SPECIAL
WARRANTY
DEED**

REAL ESTATE TRANSFER TAX 19-Oct-2018



COUNTY: 31.50
ILLINOIS: 63.00
TOTAL: 94.50

29-11-202-048-0005 | 20181001602877 | 0-619-203-744

**FIRST AMERICAN TITLE
FILE # 2935487**

THE GRANTOR, Boli Holdings II, LLC ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto DNR Properties III, Inc. ("Grantee") whose address is 16117 Lantobe Oak Forest, IL 60452

TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever the following described real estate in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit A and made a part hereof

SUBJECT TO: all city code and other existing code violations, covenants, conditions, and restrictions of record; public and utility easement; acts done by or suffered through Buyer; existing leases and tenancies, if any, all special governmental taxes or assessments confirmed and unconfirmed; matter that may appear on a survey of the property; and general real estate taxes not yet due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

***NOT A HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 29-11-202-048-0000

Address of Real Estate: 14608 South Kenwood Avenue, Dolton, IL 60419

SY
P3
SN
SC
INT

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Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

DATED, October 8, 2018.

Boli Holdings II, LLC:

By: [Signature]
Name: Brian Lignelli
Title: Manager

Document Prepared By:
Law Offices of Ian B. Hoffenberg, LLC
123 N. Wacker Drive, Suite 1600
Chicago, IL 60606

After Recording Return To:
Michael Brady
17407 67th Ct Ste 1
Tinley Park, IL 60477

Send Tax Bills To:
DNR Properties III INC
16117 LaTrabe Ste
Oak Forest, IL 60452

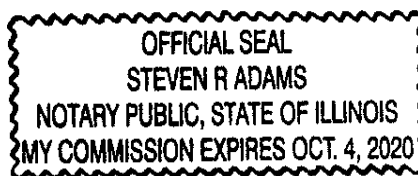
STATE OF ILLINOIS)
)
COUNTY OF Cook) ss

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23878
ADDRESS 17407 67th Ct Ste 1 Tinley Park, IL 60477
ISSUE 10-8-18 EXPIRED 11-4-18
AMT 5222
TYPE UTS
VILLAGE COMPTROLLER [Signature]

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Lignelli, 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 severally acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such Trustee, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, October 8, 2018.

Steven R Adams
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

Lot 25, in Block 8, in Cal-Harbor Resubdivision of parts of Blocks 1, 7, 8, 14, 15 and 18, in Shepard's Michigan Avenue No. 2, being a resubdivision of part of the Northeast quarter and part of the Northeast quarter of the Southeast quarter of the Northwest quarter, all in Section 11, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat of said resubdivision recorded as document no. 16661198, in Cook County, Illinois.

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60419

Property of Cook County Clerk's Office