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1834418021D

SPECIAL WARRANTY DEED

(Illinois)

10/8

Doc# 1834418021 Fee \$40.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2018 01:46 PM PG: 1 OF 2

THIS AGREEMENT, made this 3rd day of December, 2018,
 between SouthSide, LLC, party of the first part, and Maria Salome Amezcua-Frieri party of the second part,
 WITNESSETH, that the party of the first part, for and in consideration of the sum of \$7,500 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* unmarried woman, of 254 W. 24th Street Avenue Chicago, IL 60616

THAT PART OF BLOCK 122 (EXCEPT A STRIP 25 FEET WIDE CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD, BY DEED DATED AUGUST 30, 1907 AND RECORDED AS DOCUMENT NUMBER 4089285), IN SOUTH CHICAGO, A SUBDIVISION IN SECTIONS 8 AND 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 29TH 1875, AS DOCUMENT NUMBER 38673 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 122, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF EAST 95TH STREET AND THE WEST RIGHT OF WAY LINE OF SOUTH MARQUETTE AVENUE, THENCE SOUTH 01 DEGREE 05 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 122, ALSO BEING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 390.64 FEET TO A POINT THAT IS 184.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH, THE SOUTH LINE OF SAID BLOCK 122 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 05 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 33.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 168.00 FEET TO THE EAST LINE OF A 25 FOOT WIDE STRIP CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; THENCE NORTH 01 DEGREE 05 MINUTES 13 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT THAT IS 184.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 122; THENCE NORTH 88 DEGREES 35 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: Portions of 26-07-105-038-0000

Address of Real Estate: Portions of 9540 S Marquette Ave Chicago, IL 60617

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

COORDINATED

REAL ESTATE TRANSFER TAX

10-Dec-2018



CHICAGO:	56.25
CTA:	22.50
TOTAL:	78.75 *

REAL ESTATE TRANSFER TAX

10-Dec-2018



COUNTY:	3.75
ILLINOIS:	7.50
TOTAL:	11.25

26-07-105-038-0000 | 20181201652654 | 1-144-367-776

26-07-105-038-0000 | 20181201652654 | 0-124-066-464

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

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

SouthSide, LLC, an Oregon limited liability company

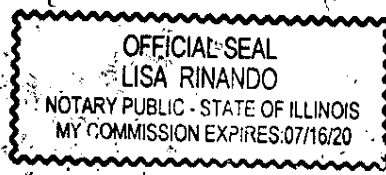
[Signature]
By: Dale Bernards
Its: Member

STATE OF ILLINOIS)
COUNTY OF Cook) SS.:

I, Lisa Rinando the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale Bernards 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/she signed, sealed, and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of December, 2018

Commission expires July 16, 2020 [Signature]
NOTARY PUBLIC



MAIL TO:

Maria Salome Amezcua-Frieri
254 West 24th ~~St~~ Avenue
Chicago, IL 60616

Mail Tax Bill To:
Maria Salome Amezcua-Frieri
254 West 24th ~~St~~ Avenue
Chicago, IL 60616

Prepared by: Dale Bernards
8600 SW White Pine Lane
Portland, Oregon 97225