

UNOFFICIAL COPY



Prepared by:

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Doc# 1900733060 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2019 12:56 PM PG: 1 OF 2

After recording mail to:

ROBERT CROSS
2005 Bloomingdale Rd. UNIT F
WENDEALE HEIGHTS IL 60139

Send future tax bills to:

LUIS SALDANA
6803 N. KEELER
LINCOLNWOOD, ILL. 60712

(Above space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTORS, **PROPERTY AD LLC**, an Illinois limited liability company, as to its 50% ownership interest in the property, and **5944 W. 111 STREET LLC**, an Illinois limited liability company, as to its 50% ownership in the property (collectively the "GRANTORS"), both having an address of 211 North Waukegan Road, #310, Northfield, Illinois 60093, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, to **LUIS SALDANA**, a Married man ("Grantee"), having an address of _____, all of their right, title, and interest in the following described Real Estate:

LOTS 102 AND 103 IN E. B. SHOGREN AND COMPANY'S AVALOR HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE IN BOOK 158 OF PLATS, PAGE 34, AS DOCUMENT 6751064, ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-35-109-001-0000
Commonly known as: 8001 South Drexel Avenue, Chicago, Illinois 60619

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

Grantors, for themselves, and their successors, do 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 Grantors but not otherwise.

This is not a homestead property.

REAL ESTATE TRANSFER TAX



07-Jan-2019
COUNTY: 425.00
ILLINOIS: 850.00
TOTAL: 1,275.00

20-35-109-001-0000 | 20181201662222 | 1-104-524-960

REAL ESTATE TRANSFER TAX

07-Jan-2019



CHICAGO: 6,375.00
CTA: 2,550.00
TOTAL: 8,925.00 *

20-35-109-001-0000 | 20181201662222 | 0-649-574-048

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

[Notary page to follow]

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IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 18th day of December, 2018.

PROPERTY AD LLC
an Illinois limited liability company

5944 W. 111 STREET LLC
an Illinois limited liability company

By: [Signature]
Alex Drosos, Manager

By: [Signature]
Steve Konstantopoulos

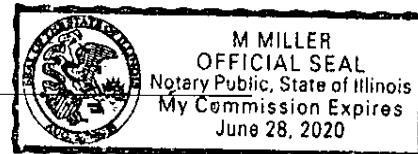
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Marshawn Miller, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ALEX DROSOS**, Manager of Property AD LLC, an Illinois 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 18 day of December, 2018.

[Signature]
Notary Public
My Commission Expires: 6/28/2020

(Seal)



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Marshawn Miller, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **STEVE KONSTANTOPOULOS**, Manager of 5944 W. 111 Street LLC, an Illinois 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 18 day of December, 2018.

[Signature]
Notary Public
My Commission Expires: 6/28/2020

(Seal)

