

# UNOFFICIAL COPY

Doc# 1902208020 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/22/2019 10:25 AM Pg: 1 of 4

**THIS DOCUMENT PREPARED BY:**

Michael S. Roberts  
RM Partners Law LLC  
305 North Peoria, Suite 200  
Chicago, Illinois 60607

Dec ID 20190101676002  
ST/CO Stamp 0-680-113-824 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 0-177-071-776 City Tax: \$3,150.00


**AFTER RECORDING RETURN TO:**

Paul J. Kulas  
Kulas & Kulas, PC  
2329 West Chicago Avenue  
Chicago, Illinois 60622

**MAIL FUTURE TAX BILLS TO:**

Woodlawn Properties LLC  
239 E. 51<sup>st</sup> Street  
Chicago, Illinois 60615

**ABOVE FOR RECORDER'S USE ONLY**

PTTB - 49246  
1 of 1 

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 9<sup>th</sup> day of January, 2019, between 6958 S. Vernon LLC, an Illinois limited liability company ("Grantor"), and Woodlawn Properties LLC, an Illinois limited liability company ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Real Property unto Grantee forever in fee simple, subject only to those items set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"). Grantor does hereby warrant and forever defend the right, title and interest to the Real Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.



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## EXHIBIT A

### THE PROPERTY

LOTS 25 AND 26 IN BLOCK 10 IN JOHNSTON AND CLEMENT'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 20-22-414-035-0000

Commonly known as 6958 South Vernon, Chicago, Illinois 60637

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for 2018, not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees

Property of Cook County Clerk's Office