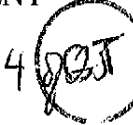


UNOFFICIAL COPY

Doc#: 1903606003 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2019 09:33 AM Pg: 1 of 4

18NW7135219SK
THIS INSTRUMENT
PREPARED BY:
Elisha M. Prero 4 
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

Dec ID 20190101681942
ST/CO Stamp 0-927-156-640
City Stamp 0-114-428-320

AFTER RECORDING

RETURN TO:

Elisha M. Prero
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

MAIL TAX BILLS TO:

Chicago Opportunity Properties LLC
10805 S. Halsted Street
Chicago, IL 60628

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed this 15th day of January, 2019, by and between CHICAGO OPPORTUNITY 1 LLC, a Delaware limited liability company, whose address is 2539 W Peterson Ave, Chicago, IL 60659 ("Grantor") grants to CHICAGO OPPORTUNITY PROPERTIES, LLC, a Delaware limited liability company, whose address is 10805 S. Halsted Street, Chicago, IL 60628 ("Grantee").

Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the Grantee, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" (the "Property").

Address: 6507 S Campbell Ave, Chicago, IL 60629

PIN: 19-24-222-003-0000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the Property.

UNOFFICIAL COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Exempt under provisions of Paragraph (D) Section 4, Real Estate Transfer Tax Act.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seals this 15th day of January, 2019.

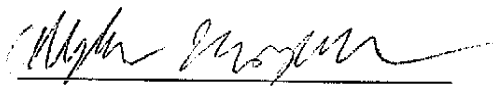
CHICAGO OPPORTUNITY 1 LLC,
a Delaware limited liability company

By: 
Elisha M. Prero
Its Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Elisha M. Prero, the authorized signatory of Chicago Opportunity 1 LLC, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of January, 2019.


Notary Public

My Commission Expires:

3/31/2022



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EXHIBIT "A"

LOT 38 IN BLOCK 2 IN COBE AND MCKINNON'S 67TH STREET AND WESTERN AVENUE SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6507 S Campbell Ave, Chicago, IL 60629
PIN: 19-24-222-003-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 1/15/2019

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR/AGENT THIS 15th DAY OF January, 2019.

NOTARY PUBLIC: [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 1/15/2019

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE/AGENT THIS 15th DAY OF January, 2019.

NOTARY PUBLIC: [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.