

1042

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO:

Clemon Clay III
8110 S. Avalon
Chicago, IL 60619

THE GRANTOR, Van Oak Capital LLC, an Arizona Limited Liability Company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Clemon Clay III

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(See Attached)

Property Address: 5537 S. Aberdeen Street, Chicago, Illinois 60621, subject to: general real estate taxes for the year 2018 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.



Van Oak Capital LLC

By: Robert Oakum- managing member

Dated: February 11, 2019.

CCRD REVIEW 

REAL ESTATE TRANSFER TAX

20-Feb-2019



CHICAGO:	1,567.50
CTA:	627.00
TOTAL:	2,194.50 *

20-17-202-016-0000 | 20190201699166 | 0-304-462-240

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

REAL ESTATE TRANSFER TAX

20-Feb-2019



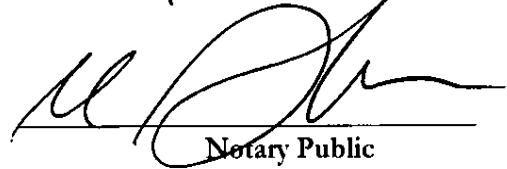
COUNTY:	104.50
ILLINOIS:	209.00
TOTAL:	313.50

20-17-202-016-0000 | 20190201699166 | 0-248-797-600

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State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Robert Oakum a managing member of Van Oak Capital LLC is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, this 11 day of February, 2019


Notary Public

My commission expires: May 21, 2019



Permanent Index Number: 20-17-202-016-0000

Grantees Address:

Mail subsequent tax bills and Deed to Clemon Clay III, 8110 S. Avalon, Chicago, IL 60619
PREPARED BY: IRA T. KAUFMAN. - 185 N. FRANKLIN ST., FLOOR 2, CHICAGO, ILLINOIS 60606

Property of Cook County Clerk's Office