

UNOFFICIAL COPY

Doc#: 1905315025 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/22/2019 10:48 AM Pg: 1 of 4

Dec ID 20190101682720
ST/CO Stamp 0-694-741-408 ST Tax \$719.50 CO Tax \$359.75
City Stamp 1-183-750-560 City Tax: \$7,554.75

THIS DOCUMENT WAS PREPARED BY:

Lara Kirts
Brown, Udell, Pomerantz, & Delrahim, Ltd.
225 W. Illinois Street, Suite 300
Chicago, IL 60654

AFTER RECORDING RETURN TO:

William and Amanda Kenefick
4921 W. Dakin
Chicago, Illinois 60641

PT18-44972 1062

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 4 day of February, 2019 by **GProp Dakin LLC**, an Illinois limited liability company (the "Grantor"), having an office at 2250 West Grand Avenue, Chicago, Illinois, to **William^{*} Kenefick and Amanda^{*} Kenefick**, as tenants by the entirety, (collectively the "Grantee"), having an address at 1505 N. Bosworth, #3, Chicago, Illinois.

OK wmk
*husband and wife

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GPROP DAKIN LLC
an Illinois limited liability company

By: 
Name: Brian Duggan
Its: Manager


STATE OF ILLINOIS)

ss:

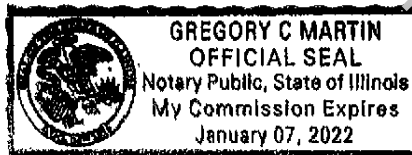
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Brian Duggan**, as a Manager of GPROP DAKIN LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 4 day of February, 2019.


Notary Public

MAIL SUBSEQUENT TAX BILLS TO:
William and Amanda Kenefick
4921 W. Dakin Street
Chicago, IL 60641



Signature/Notary Page to Special Warranty Deed

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

LOT 228, IN GRAYLAND PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 4921 West Dakin, Chicago, Illinois 60641

PIN: 13-21-206-046-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. THE LIEN OF TAXES FOR THE YEARS 2018 AND THEREAFTER;
2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN A DEED RECORDED ON AS DOCUMENT 1307744035;
3. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED FEBRUARY 21, 1990 AS DOCUMENT NUMBER 90082186.

Property of Cook County Clerk's Office