

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This Document Prepared by:

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333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After Recording Mail to:

2558 W Walton LLC
2348 West Grand Avenue
Chicago, Illinois 60612

Send Tax Bill to:

2558 W Walton LLC
2348 West Grand Avenue
Chicago, Illinois 60612

PIN: 16-01-419-022-0000



Doc# 1906034025 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2019 10:36 AM PG: 1 OF 3

THIS SPECIAL WARRANTY DEED is made and effective as of the 28th day of February, 2019, by and between **AJAX PROPERTY MANAGEMENT, LLC SERIES 2558**, an Illinois limited liability company ("Grantor") whose address is 615 East 6th Street, Hinsdale, Illinois 60521 and **2558 W WALTON LLC**, an Illinois limited liability company, whose address is 2348 West Grand Avenue, Chicago, Illinois 60612.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, forever, all the following described real estate situated in the County of Cook, State of Illinois:

See Legal Description attached hereto as **Exhibit A** and incorporated herein;

TOGETHER WITH all hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, improvements, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever. Grantor, for itself, and its successors and assigns, does COVENANT, PROMISE and AGREE to and with Grantee, its successors and assigns, that during Grantor's ownership of the premises, Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the premises subject only to the special warranties conveyed with this Deed; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

1965A817029LP
LHM 1013

THIS IS NOT HOMESTEAD PROPERTY

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A
LEGAL DESCRIPTION

LOT 25 IN BLOCK 1 IN DEMAREST AND KAMERLINGS COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2558 W. Walton Street, Chicago, Illinois 60622

PIN: 16-01-419-022-0000

Property of Cook County Clerk's Office