

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Illinois Statutory

(Illinois LLC to Individual)

#### AFTER RECORDING MAIL TO:

Demicenko Law PC  
120 N. LaSalle St. Ste 2750  
Chicago, IL 60602

#### SEND SUBSEQUENT TAX BILLS TO:

23 Jackson LLC  
2005 N. 74th Ct.  
Elmwood Park, IL 60127

TT18-23495 Cook 50 -



Doc# 1906534017 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2019 09:42 AM PG: 1 OF 2

Above space for Recorder's use only

THE GRANTOR; **DB REAL ESTATE, LLC**, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration hand paid, and pursuant to authority given by the member(s) of said company, CONVEYS and WARRANTS to **23 JACKSON LLC**, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**LOTS 14, 15 16, AND 17 (EXCEPT THE WEST 1.177 FEET OF LOT 17) IN TRAVER'S SUBDIVISION OF SUBLOTS 1, 2, 5, 6, 10, 11, 12 AND 13 OF LOTS 8, 9, AND 10 OF BLOCK 10 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.**


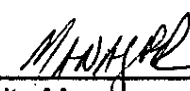
Permanent Real Estate Index Numbers: 17-18-113-051-0000 & 17-18-113-052-0000

Address of Real Estate: 2300-08 W. Jackson Blvd., Chicago, IL 60612

~~SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; terms, provisions; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.~~

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 21 day of February, 2019

**DB REAL ESTATE, LLC**

  (SEAL)  
By: Marc Dayan, its Manager

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

CCRD

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STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK   )

SS.:

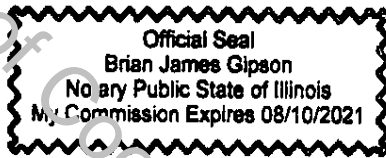
I, Brian Gipson the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marc Dayan, not personally but as Manager of DB Real Estate, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a 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 official seal, this 21 day of February, 2019

My commission expires on 8/10/2021, 2021


Brian Gipson  
\_\_\_\_\_  
NOTARY PUBLIC

IMPRESS SEAL HERE





**This instrument was prepared by:**

Ashen | Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

REAL ESTATE TRANSFER TAX		28-Feb-2019
	CHICAGO:	3,187.50
	CTA:	1,275.00
	<b>TOTAL:</b>	<b>4,462.50 *</b>

17-18-113-052-0000 | 20190201605242 | 1-022-826-912

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

REAL ESTATE TRANSFER TAX		06-Mar-2019
	COUNTY:	212.50
	ILLINOIS:	425.00
	<b>TOTAL:</b>	<b>637.50</b>

17-18-113-052-0000 | 20190201605242 | 0-245-941-664