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1907341090D

Doc# 1907341090 Fee \$42.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 11:12 AM PG: 1 OF 3

SPECIAL
WARRANTY
DEED.

REAL ESTATE TRANSFER TAX		11-Mar-2019	
	COUNTY:		6.50
	ILLINOIS:		13.00
	TOTAL:		19.50
32-29-204-048-0000		20190301615676 0-928-732-576	

FIRST AMERICAN TITLE
FILE # 2927651

THE GRANTOR, Boli Holdings II, LLC ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto J & B Flores Property, LLC. ("Grantee") whose address is 33rd 21st St, Chicago Heights, IL 60411 TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever the following described real estate in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit A and made a part hereof

SUBJECT TO: all city code and other existing code violation, covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 32-29-204-048-0000 and 32-29-204-035-0000
Address of Real Estate: 15 W. Main St., Chicago Heights, IL 60411

Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

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DATED, March 6, 2019.

Boli Holdings II, LLC:

By: [Signature]
Name: Clark Golembo
Title: Manager

Document Prepared By:
Law Offices of Ian B. Hoffenberg, LLC
123 N. Wacker Drive, Suite 1600
Chicago, IL 60606

After Recording Return To:

and
↓

CITY OF CHICAGO
MGTS. TRANSFER TAX

52 DOLS 00 CTS

Send Tax Bills To:

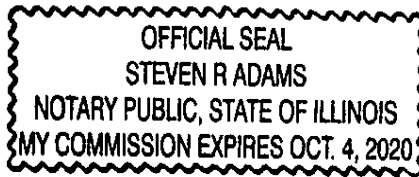
J + B Flores Properties, LLC
33 E 21st St
Chicago, IL 60411

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO
HEREBY CERTIFY that Clark Golembo 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 severally acknowledged that he
signed, sealed and delivered the said instrument as his free and voluntary act, as such
Trustee, for the uses and purposes therein set forth, including the release and waiver of
right of homestead.

Given under my hand and official seal, March 6, 2019.

Steven R Adams
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

LOT 21 AND THE WEST 19 AND ONE-HALF FEET OF LOT 22 IN BLOCK 191 IN CHICAGO HEIGHTS, A SUBDIVISION IN SECTIONS 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 7 AND 8 IN SALISBURY'S RESUBDIVISION OF LOT 8 AND LOT 5 IN DOLISH'S RESUBDIVISION OF LOT 9 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 20 LYING SOUTH OF RAILROAD, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1908, AS DOCUMENT 4239877.

Permanent Real Estate Index Number(s): 32-29-204-048-0000 and
32-29-204-035-0000
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Property of Cook County Clerk's Office