

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

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GIT

Doc#: 1910213228 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/12/2019 11:29 AM Pg: 1 of 2

Dec ID 20190401642247
ST/CO Stamp 0-522-150-816 ST Tax \$40.00 CO Tax \$20.00
City Stamp 0-679-556-000 City Tax: \$420.00

THIS INDENTURE, made this 8th day of April, between **Maple Real Estate, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **J R Boston Investments Group Inc.**, party of the second part;

(GRANTEE'S ADDRESS) 1747 EAST 57TH, CHICAGO, ILLINOIS 60617

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 16 IN BLOCK 14 IN WEAGE'S SUBDIVISION OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2018 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 25-17-332-014-0000

Property Address: 1436 WEST 111TH STREET, CHICAGO, ILLINOIS 60643

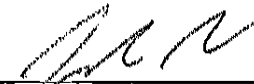
Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.


Maple Real Estate, LLC

By 
Jordan Gross
Authorized Signatory

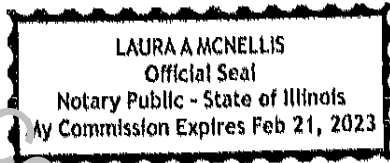
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jordan Gross personally known to me to be an Authorized Signatory of Maple Real Estate, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 day of April, 2019.


Notary Public

My commission expires on 2/21/23





This instrument was prepared by Ryan Woodward, 55 W. Monroe St #910, Chicago, IL 60602


Mail to:

JR Boston Investments Group Inc.
1747 E. 87th St.
Chicago, IL 60617.

Name and Address of Taxpayer:

JR Boston Investments Group Inc.
1747 E. 87th St.
Chicago, IL 60617

REAL ESTATE TRANSFER TAX		11-Apr-2019	
	COUNTY:		20.00
	ILLINOIS:		40.00
	TOTAL:		60.00
25-17-332-014-0000		20190401642247 0-522-150-816	

REAL ESTATE TRANSFER TAX		11-Apr-2019	
	CHICAGO:		300.00
	CTA:		120.00
	TOTAL:		420.00 *
25-17-332-014-0000		20190401642247 0-679-556-000	
* Total does not include any applicable penalty or interest due.			