

# UNOFFICIAL COPY

#3043

Doc#. 1917908046 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/28/2019 10:20 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20190601608914  
ST/CO Stamp 1-153-722-464 ST Tax \$78.50 CO Tax \$39.25

CT 1965A64B258WJ

THE GRANTOR, KEVIN W. HARPER INVESTMENTS, INC., of 3000 Smoot Road, Smoot, West Virginia for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and SPECIALLY WARRANTS to PARAGON VENTURES, LLC, of 2960 Inca Street, Denver, of the County of Denver, State of Colorado, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

*See Exhibit "A" attached hereto and made a part hereof*

### SUBJECT TO:

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

Seller warrants that it has the legal ability to sell the above Real Estate and that during seller's ownership of the Real Estate it has done nothing to encumber the Real Estate of which it is aware during Seller's ownership of the Real Estate. Seller is only aware of the status and condition of the above described Real Estate during its ownership of the property.

Permanent Real Estate Index Number(s): 31-14-409-012-0000

Address(es) of Real Estate: 20540 Kedzie Ave., Olympia Fields, IL 60461

Dated this 19th day of June, 20 19

KEVIN W. HARPER INVESTMENTS, INC.,



By: Thomas Jenkins, Its President

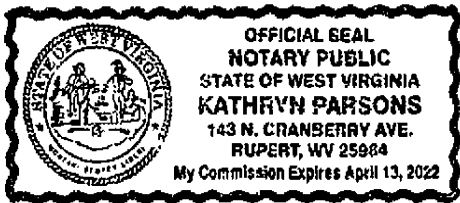
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STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Jenkins, President of Kevin W. Harper Investments, Inc., a corporation in good standing of the State of West Virginia, and duly authorized by the Corporation to so act, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of Kevin W Harper Investments, Inc., appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of June, 2019



Kathryn Parsons  
Notary Public

Prepared by: Lee Perres, 29 N. Wacker Drive, #1010, Chicago, IL 60606

Mail To: Paragon Ventures LLC  
2960 Inca St  
Denver CO 80202-1107

Name and Address of Taxpayer: ↗

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 6 IN BLOCK 9 (EXCEPT THAT PART OF LOT 6 SOLD TO THE COUNTY OF COOK DESCRIBED BELOW) IN OLYMPIA FIELDS SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF THE EAST 1,003 FEET WEST OF THE ILLINOIS CENTRAL RAILROAD CO'S WESTERLY RIGHT OF WAY LINE, OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID, AND THE NORTH 30 FEET (EXCEPT THE EAST 1003 FEET) OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID,

EXCEPT THAT PART OF LOT 6 IN BLOCK 9 IN OLYMPIA FIELDS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF THE EAST 1,003 FEET WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S WESTERLY RIGHT OF WAY LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID, AND THE NORTH 30 FEET (EXCEPT THE EAST 1,003 FEET) OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE THEREOF, 80 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 6, SAID POINT BEING 25 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE 25 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.