

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



19183221280

Doc# 1918322128 Fee #88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/02/2019 02:13 PM PG: 1 OF 2

THIS INDENTURE, made this 21st day of June, 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 **Camry Investments, LLC**; party of the second part;

(GRANTEE'S ADDRESS) P.O. BOX 5400, SAN CLEMENTE, CA 92674

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 672 IN E.A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 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): 20-18-427-018-0000

Property Address: 6245 SOUTH HONORE STREET, CHICAGO, ILLINOIS 60636

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**.

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.

S ✓
P 2
S 1
M -
SC -
E ✓
INT Q

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Maple Real Estate, LLC

By *JG*
Jordan Gross
Authorized Signatory

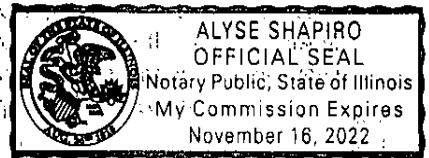
STATE OF ILLINOIS, COUNTY OF Cook ss.

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 24 day of June, 2019.

Alyse Shapiro
Notary Public

My commission expires on 11/16/22



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

Mail to:

Monty Boatright, Esq.
4653 N. Milwaukee Ave.
Chicago, IL 60630

REAL ESTATE TRANSFER TAX		02-Jul-2019
	CHICAGO:	251.25
	CTA:	100.50
	TOTAL:	351.75 *

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

Name and Address of Taxpayer:

Monty Boatright, Esq.
4653 N. Milwaukee Ave.
Chicago, IL 60630

REAL ESTATE TRANSFER TAX		02-Jul-2019
	COUNTY:	16.75
	ILL/NO S:	33.50
	TOTAL:	50.25

20-18-427-018-0000 | 20190601613907 | 1-525-729-376