

UNOFFICIAL COPY

Doc#: 1919808152 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2019 11:09 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of June, 2019, 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 STEVEN FRAZIER, whose address is 4253 W. CULLERTON, CHICAGO, IL 60623, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the

Dec ID 20190601611307
ST/CO Stamp 1-843-644-512 ST Tax \$16.00 CO Tax \$8.00
City Stamp 1-344-030-816 City Tax: \$168.00

receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT FIVE (5) (EXCEPT THE EAST FIVE (5) FEET THEREOF) AND LOT SIX (6) (EXCEPT THE WEST FIVE (5) FEET THEREOF) IN BLOCK FOUR (4) IN HANNA P. GANO'S ADDITION TO PULLMAN A SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION TWENTY ONE (21), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the 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 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 DEFEND, subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for the 2018 2ND INSTALLMENT and subsequent years.

Permanent Real Estate Index Number(s): 25-21-333-004-0000
Address of real estate: 513 W. 118TH ST CHICAGO, IL 60628

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

Chicago Title
19007335LP
Rw KK 10K1

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

By: 
Jordan A. Gross, Managing Director

This instrument prepared by: Ryan R. Woodward, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

UNOFFICIAL COPY

MAIL TO: STEVEN FRAZIER

4253 W Cullerton
(Name)

Chg, IL 60623
(Address)

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

STEVEN FRAZIER
(Name)

4253 W Cullerton
(Address)

Chg, IL 60623
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

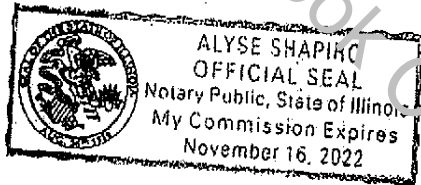
STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan A. Gross, personally known to me to be Managing Director of MAPLE REAL ESTATE, LLC, an Illinois limited liability company, and 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 he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of June, 2019.



Alyse Shapiro
Notary Public

Box _____
SPECIAL WARRANTY DEED
Limited Liability Company to Individual(s)
MAPLE REAL ESTATE, LLC 55 W. MONROE STREET, SUITE 910 CHICAGO, ILLINOIS 60603
TO
STEVEN FRAZIER
ADDRESS OF PROPERTY:
4253 W. CULLERTON, CHICAGO, IL 60623
MAIL TO: