

UNOFFICIAL COPY

Doc#: 1921908124 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2019 11:00 AM Pg: 1 of 2

Prepared by:

Cambi L. Cann
Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

Dec ID 20190601609368
ST/CO Stamp 1-690-213-472 ST Tax \$275.00 CO Tax \$137.50
City Stamp 0-369-957-984 City Tax: \$2,887.50

After recording mail to:

J Solo LLC
6150 N Milwaukee Ave
Chicago IL 60646

Send future tax bills to:

same as above

(Above space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, PROXY INVESTMENTS LLC, 38-18-20 MAYPOLE SERIES, an Illinois series limited liability company ("Grantor"), having an address of 116 West Illinois Street, #5W, Chicago, Illinois 60654, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to J SOLO LLC, an Illinois limited liability company ("Grantee"), having an address of 6150 North Milwaukee Avenue, Chicago Illinois 60646, all of its right, title, and interest in the following described Real Estate:

LOTS 8 AND 9 (EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF CHICAGO, FOR PUBLIC ALLEY BY DEED RECORDED DECEMBER 11, 1895 AS DOCUMENT 2319554) IN BLOCK 1 IN GARFIELD PARK ADDITION TO CHICAGO A RESUBDIVISION OF BLOCKS 1,2,3, IN EVANS, AND OTHERS SUBDIVISION OF BLOCKS 1,2,3, & 4 IN OSBORNES SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THAT PART LYING SOUTH OF LAKE STREET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING SOUTH OF LAKE STREET, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Property Index Number: 16-11-306-025-0000
Commonly known as: 3818-20 West Maypole Avenue, Chicago, Illinois 60624

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This is not a homestead property.

[Signature and notary page to follow]

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 19035602-CHI

