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Doc#. 1921908124 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 08/07/2019 11:00 AM Pg: 1 of 2

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

Prepared by:

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

After recording mail to:

Solo LLC 6100 W la party Aur Chicago DL 6241

Send future tax bills to:

same as about

(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"), Laving an address of 116 West Illinois Street, #5W, Chicago, Illinois 60654, for and in consideration of TEN AND 00/110 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 excitess of 6150 North Milwaukee Avenue, Chicago Illinois 60646, all of its right, title, and interest in the following describe a real Estate:

LOTS 8 AND 9 (EXCEPT THAT PART THERLOF CONVEYED TO THE CITY OF CHICAGO, FOR PUBLIC ALLEY BY DEED RECORDED DECEME 6P.11, 1895 AS DOCUMENT 2319554) IN BLOCK 1 IN GARFIELD PARK ADDITION TO CHICAGO A RESUPDIVISION OF BLOCKS 1,2,3, IN EVANS, AND OTHERS SUBDIVISION OF BLOCKS 1,2,3, & 4 IN O'SBORNES 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 11/1PD PRIRCIPAL 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 Grante e of 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
Arilington Heights, IL 60005
File # 9055665- CH |

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of August, 2019.	frantor has executed this Special Warranty Deed as of the <u>L</u> day
	PROXY INVESTMENTS LLC, 38-18-20 MAYPOLE SERIES an Illinois series limited liability company
	By: Alan Katamanin, Manager
	Alan Katamatin, Manager
STATE OF ILLINO'S)) ss.
COUNTY OF COOK)
that ALAN KATAMANIN, Manager of Pro- liability company, who is personally known instrument, appeared before me this day in p	Public in and for said County, in the State aforesaid, do hereby certify oxy Investments LLC, 38-18-20 Maypole Series, an Illinois series limited to me to be the same person whose name is subscribed to the foregoing person and acknowledged that he signed and delivered the said instrument free and voluntary act of said series limited liability company, for the uses at seal, this 2 day of August 1, 2019. Official Seal Cann Cambril Cann Cann Cambril Cann Can