

# UNOFFICIAL COPY

Doc#: 1925255188 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2019 10:40 AM Pg: 1 of 2

Dec ID 20190801669950  
ST/CO Stamp 0-811-102-816 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 1-347-973-728 City Tax: \$1,260.00

## FIRST AMERICAN TITLE

FILE # 2985283

10/1

4300-626

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged do hereby GRANT, CONVEY and SELL to 7701 S. Carpenter, LLC, an Illinois limited liability company, address 700 N. Larrabee, Suite 1301, Chicago, IL 60654, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 30 IN ESCH AND STEGE'S ADDITION TO WEST AUBURN, BEING A SUBDIVISION OF BLOCK 21 IN SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7701 S. CARPENTER AVENUE/1017 W. 77<sup>TH</sup> STREET CHICAGO, IL 60620

PERMANENT INDEX NO: 20-29-419-001-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2019 and subsequent years; and
- (b) Building violations

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this Special Warranty Deed to be signed by a Vice President on its behalf, this 3rd day of September, 2019.

COMMUNITY INITIATIVES, INC.,

By: [Signature]  
Vice President

THIS INSTRUMENT WAS PREPARED BY:  
Hauselman & Rappin, Ltd.  
29 East Madison Suite 950  
Chicago, Illinois 60602

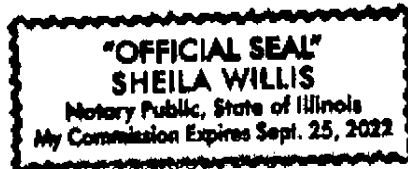
STATE OF ILLINOIS  
COUNTY OF COOK

I, SHEILA WILLIS, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that JONAH HESS, personally known to me to be the Vice President of COMMUNITY INITIATIVES, INC., 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 that as such Vice President, (s)he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of September, 2019

Mail To:  
Shapiro Strane, LLC  
53 W. Jackson Blvd.  
Ste. 1760  
Chicago, IL 60604

[Signature: Sheila Willis]  
Notary Public



Send Tax Bills To:  
7701 S Carpenter LLC  
700 N. Larrabee  
Ste. 1301  
Chicago, IL 60654