

UNOFFICIAL COPY

Doc#: 1926808137 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/25/2019 11:04 AM Pg: 1 of 2

Dec ID 20190901684400
ST/CO Stamp 1-226-275-424 ST Tax \$575.00 CO Tax \$287.50
City Stamp 1-694-595-680 City Tax: \$6,037.50

When recorded, return to:
Amy Ward Ogrin
Griffin & Gallagher, LLC
10001 S. Roberts Road
Palos Hills, IL 60465

SPECIAL WARRANTY DEED

For value received, ST AUGUSTINE COLLEGE (the "Grantor"), whose mailing address is 1345 W. Argyle Street, Chicago, Illinois 60640, hereby conveys and warrants to KJM REALTY CO. (the "Grantee"), whose mailing address is 744 N. Wells Street, Suite 103, Chicago, Illinois 60654, the following described real property situated in the City of Chicago, Cook County, Illinois, together with all rights and privileges appurtenant thereto (the "Property"):

LOTS 31, 32, 33, AND 34 IN F. F. JACOB'S SUBDIVISION OF BLOCK 3 IN JACOB'S AND BURCHELL'S SUBDIVISION OF THE SOUTH 16 AND 2/3 ACRES OF THE EAST THIRD OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No: 13-35-232-011-0000 (Vol. 373) Chicago, IL 60647

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree to and with the Grantee that it has not done or suffered to be done anything whereby the Property hereby granted are or may be in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to covenants, conditions and restrictions of record and easements, if any; and general real estate taxes not due and payable at the time of closing.

TO HAVE AND TO HOLD said Property forever.

FIRST AMERICAN TITLE
FILE # 2973972

(Signature Page Follows)

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 17 day of September, 2019.

GRANTOR:

ST AUGUSTINE COLLEGE

By: *Reyes Gonzales*
Dr. Reyes Gonzales, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 17 day of September, 2019, by Dr. Reyes Gonzales, the President of St. Augustine College.

Bruno Bondavalli
Notary Public – Signature

Bruno Bondavalli
Notary Public – Printed

My Commission expires: 4/30/22

County of Residence: Cook

This instrument prepared by:
Jonathan T. Luljak, Esq.
Michael Best & Friedrich LLP
100 E. Wisconsin Ave., Ste. 3300
Milwaukee, WI 53202

Tax Bill Address:
KJM Construction Co.
744 N. Wells Street, Suite 103
Chicago, Illinois 60654

