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Document Prepared By:

Jay R. Goldberg Field and Goldberg, LLC 10 South LaSalle Street, Suite 2910 Chicago, IL 60603

Mail Recorded Deed To:

Kathleen O'Keefe-Rivera O'Keefe, Rivera & Berk, LLC 55 W. Wacker Drive, Suite 1400 Chicago, IL 60601

Mail Tax Bills To:

Chuck Weaver and Si zanne Weaver 2341 S. Michigan Avenue Chicago, IL 60616

Doc# 1927412040 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2019 12:08 PM PG: 1 OF 2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Elizabeth Park Limited Partnership, a Illinois limited partnership, of Deerfield, 'Ili nois ("Grantor"), hereby CONVEYS AND WARRANTS unto Charles H. Weaver III and Suzanne M. Bevan-Weaver, husband and wife, not as Tenants in Common but as Joint Tenants ("Grantee"), their successors and assigns, whose address is 2341 S. Michigan Avenue, Chicago, Illinois 60616, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand baid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, the following described real estate, together with all improvements and all appurtenances thereunto belonging, sixusted in the County of Cook and State of Illinois (the "Property"), to wit:

Lot 11 in Cook's Subdivision of Block 42 in Canal Trustee's Subdivision of the West 1/2 and so much of the South East 1/4 as Lies West of the South Branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Coo'x County, Illinois.

Permanent Index No.:

17-21-319-009-0000

Address of Property:

1838 S. Canalport, Chicago, Illinois

Subject To: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes for 2019 and subsequent years.

TO HAVE AND TO HOLD said Property unto said Grantee not in tenancy in common, but IN JOINT TENANCY with rights of survivorship forever.

REAL ESTATE TRANS	01-Oct-2019	
	CHICAGO:	2,700.00
	CTA:	1,080.00
	TOTAL:	3,780.00 *
17-21-319-009-0000	20190901689558	0-079-545-952

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REAL ESTATE TRANSFER TAX			01-Oct-2019	
_			COUNTY:	180.00
		(885)	ILLINOIS:	360.00
			TOTAL:	540.00
_	17-21-319	-009-0000	20190901689558	1-488-201-312

^{*} Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 16th day of September, 2019.

> Elizabeth Park Limited Partnership, an Illinois limited partnership

By: Elizabeth Park, Inc.,

an Illinois corporation, its General Partner

Name:

Lisa Podma

Its:

President

STATE OF Colorado

COUNTY OF Boulder

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lisa Podmajersky, personally known to me to be the President of Elizabeth Park, Inc., the General Partner of Elizabeth Park Limited Partnership, an Illinois limited partnership, 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 officer she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said partnership and company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of Septem 5

15/2022 STATE OF COLORADO

NOTARY ID 20184020488 MY COMMISSION EXPIRES 5