

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc#: 1927655217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/03/2019 12:43 PM Pg: 1 of 2

Dec ID 20190901600021
ST/CO Stamp 1-535-420-000 ST Tax \$192.00 CO Tax \$96.00
City Stamp 0-972-531-296 City Tax: \$2,016.00

FIRST AMERICAN TITLE
FILE # 299 0680

Preparer File: 32042.053
FATIC No.: 2990680

THE GRANTOR, PLAN Real Estate, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Wyoming and duly authorized to transact business in the state of Illinois, for and in consideration of \$10.00, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to Geoyia Nightengale, a single individual, of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

PARCEL 1:

THE SOUTH 20 FEET OF LOT 20 IN WENTWORTH SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 10 FEET OF LOT 14 IN WENTWORTH SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common address: 7345 South Blackstone Avenue, Chicago, IL 60619
PIN: 20-26-223-003-0000; 20-26-223-004-0000 (VOL. 264)

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.



First American
Title Insurance Company

Special Warranty Deed - LLC

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

24th day of September, 2019.

PLAN Real Estate, LLC

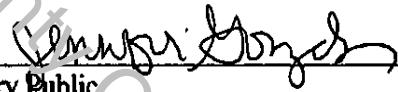
By: 
Nicole Alfred Napper, Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Nicole Alfred Napper, personally known to me to be a Manager of the PLAN Real Estate, LLC, and personally known to me to be the same person (s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager she signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of September, 2019.




Notary Public

Prepared by:
The Hull Law Group LLC
Attn: Paul G. Hull
71 South Wacker Drive, Suite 2760
Chicago, IL 60606

Mail to:

Keoini Hughes Wells
Wells Legacy Law Group LLC
22 W. Washington St., Ste 1503
Chicago, IL 60602

Name and Address of Taxpayer:
Georgia Nightengale
7345 S. Blackstone Ave., 2nd floor
Chicago, IL 60619