

# UNOFFICIAL COPY



\*1932355326.D\*

## SPECIAL WARRANTY DEED

Doc# 1932355326 Fee \$88.00

### After Recording Mail To:

Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2019 01:34 PM PG: 1 OF 2

### Send Subsequent Tax Bills To:

0718482 V1  
Eileen Jackson  
2619 W Gladys Ave  
Chicago, IL 60612

(The Above Space For Recorder's Use)

THIS INDENTURE, made this 15 day of November, 2019 between **GRANTOR**, D. D. S. REALTY, L. P, an Illinois limited partnership and **GRANTEE**, Eileen Jackson, 2619 W. Gladys Avenue, Chicago, IL 60612.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and/or assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

**Approximate Address:** 2615 W. Gladys Avenue  
Chicago, Illinois 60612

**P.I.N.:** 16-13-224-018-0000

**Legal Description:** LOT 44 IN SUBDIVISION OF LOTS 9 TO 15 AND WEST 2 3/4 FEET OF LOT 16 IN BLOCK 3 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Together with all hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its, his, her or their successors and/or assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the subject Property, if any:

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1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements, that do not underlie the residence;
3. Covenants, conditions, restrictions of record;
4. Applicable zoning and building laws, ordinances and restrictions;
5. Grantee's mortgage, and
6. acts done or suffered by the Grantee



The undersigned has executed this Special Warranty Deed this 15 day of November, 2019.

D.D.S. REALTY, L.P.

By: D.S. REALTY & DEVELOPMENT CO., its general partner

BY: \_\_\_\_\_


Terry Farmer, Vice President


REAL ESTATE TRANSFER TAX		19-Nov-2019
	COUNTY:	10.00
	ILLINOIS:	20.00
	TOTAL:	30.00
16-13-224-018-0000   20191101640448   0-633-260-384		

STATE OF COOK            )  
   ) ss  
 COUNTY OF ILLINOIS )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Terry Farmer, as Vice President of D. S. Realty & Development Co, the General Partner of D. D. S. Realty, L. P. 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 15 day of November, 2019.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		19-Nov-2019
	CHICAGO:	150.00
	CTA:	60.00
	TOTAL:	210.00 *
16-13-224-018-0000   20191101640448   1-847-667-040		



\* Total does not include any applicable penalty or interest due.