

UNOFFICIAL COPY

Doc#: 1934025015 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/06/2019 10:44 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Dec ID 20191101649577
ST/CO Stamp 1-636-186-464 ST Tax \$103.00 CO Tax \$51.50
City Stamp 0-562-444-640 City Tax: \$1,081.50

(Ct)
181052431NR
18/1

THIS INDENTURE, made on the 5th day of Nov, 2019, by and between **AMERICAN ADVISORS GROUP** by SingleSource Property Solutions LLC, as Attorney in Fact, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **GREG W. KENNER**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **GREG W. KENNER** and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

LOT 21 IN BLOCK 8 IN CEPEK'S SUBDIVISION, BEING A RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 1/4 THEREOF) OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING VACATED STREETS THEREIN AS PER PLAT RECORDED AUGUST 13, 1915 AS DOCUMENT NUMBER 5,691,417, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto 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, of the party of the first part, either in law or 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 party of the second part **GREG W. KENNER** and his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second **GREG W. KENNER** and his heirs and 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: **20-35-410-020-0000**

Address of the Real Estate: **8559 S DANTE AVENUE, CHICAGO, IL 60619**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

AMERICAN ADVISORS GROUP

Ericka Shuble

By: SingleSource Property Solutions LLC, as Attorney in Fact
Pursuant to a delegation of authority

MAIL TO:

Greg Whenner
1740 E 91st Place
Chicago, IL 60617

SEND SUBSEQUENT TAX BILLS TO:

Greg Whenner
1740 E 91st Place
Chicago, IL 60617

STATE OF Pennsylvania

Washington COUNTY

On this date, before me personally appeared Ericka Shuble,
acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Pennsylvania aforesaid, this 8th day of November, 2019.

Sallyn Williams
Notary Public

My term Expires May 20, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sallyn Williams, Notary Public
Ceclif Twp., Washington County
My Commission Expires May 20, 2020
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES