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1935155029D

SPECIAL WARRANTY DEED

Doc# 1935155029 Fee \$88.00

2HSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2019 09:20 AM PG: 1 OF 4

6718565 1/2 J

Property of Cook County Clerk's Office

THE GRANTOR, **619 OAKDALE LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to **Herschel Harris, a(n) unmarried** man, residing at 607 W. Wrightwood Avenue, in the City of Chicago, County of Cook, State of Illinois, ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION



And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with Grantee, its successors 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,

SUBJECT TO THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

Permanent Real Estate Index Number: 14-28-116-007-0000, 14-28-116-014-0000

Address of Real Estate: 619 W. Oakdale Ave., Chicago, IL 60657

REAL ESTATE TRANSFER TAX		10-Dec-2019
	CHICAGO:	6,375.00
	CTA:	2,550.00
	TOTAL:	8,925.00 *
14-28-116-007-0000 20191101652525 0-829-719-904		

REAL ESTATE TRANSFER TAX		13-Dec-2019
	COUNTY:	425.00
	ILLINOIS:	850.00
	TOTAL:	1,275.00
14-28-116-007-0000 20191101652525 1-222-747-488		

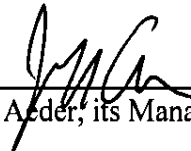
* Total does not include any applicable penalty or interest due.

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Dated this 5th day of December, 2019.

619 OAKDALE LLC,
an Illinois limited liability company

By: **JIA HOLDINGS LLC,**
an Illinois limited liability company,
its Managing Member


By: 
Jeffrey Aeder, its Manager

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Aeder, not individually, but as Manager of JIA HOLDINGS LLC, LLC, an Illinois limited liability company, as Managing Member of 619 OAKDALE LLC, an Illinois limited liability company, 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, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 2 day of December, 2019.




Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Gary Mages
Mages and Price LLC
1110 W. Lake Cook Rd., #385
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:

Herschel Harris
619 W. Oakdale Ave.
Chicago, IL 60657

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Exhibit A

Permitted Exceptions

1. 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; AND
2. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE AT THE TIME OF CLOSING.

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LEGAL DESCRIPTION

PARCEL 1:

LOT 3 IN CADY'S SUBDIVISION OF THE WEST 138 FEET OF THE EAST 263 FEET OF THE NORTH 1/2 OF LOT 3 IN BICKERDIKE'S AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO

PARCEL 2:

THAT PART OF LOT 14 IN THE SUBDIVISION OF LOTS 4 AND 5 AND THE SOUTH 1/2 OF LOT 3 IN BICKERDIKE'S AND STEELE'S SUBDIVISION AFORESAID WHICH LIES BETWEEN THE EAST AND WEST LINES PRODUCED SOUTHWARD OF LOT 3 IN CADY'S SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS

ADDRESS OF THE REAL ESTATE:

619 W. Oakdale Ave., Chicago, IL 60657

PERMANENT IDENTIFICATION NUMBER:

14-28-116-007-0000, 14-28-116-014-0000