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19361450110

Doc# 1936145011 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2019 09:49 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 3000 484

(The space above for Recorder's use only)

THE GRANTOR, Z FINANCIAL ILLINOIS G PROPERTIES, LLC, 100 Tanglewood Dr., of the City of Freeport, in the County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS only its ownership of subject property to NEXTCITY VETERANS DEVELOPMENT ESSEX, LLC, an Illinois limited liability company whose current address is 4533 S Ellis Avenue, Chicago, Illinois 60653 in the County of Cook and State of Illinois, the following described real estate, to-wit:

UNIT 7550-G, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ESSEX AND CITY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0514703023, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPTS STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 21-30-301-025-1030

Property Address: 7550 S. Essex Avenue, Unit G, Chicago, Illinois 60649

Subject to: Parties in possession; leases; building lines; use in occupancy restrictions; covenants, conditions, and restrictions of record; encroachments; zoning laws and ordinances; building violations; court cases on property; public and utility easements; association dues; acts done by or suffered through buyer; all judgements and liens that were incurred from properties other than this property; and all general real estate taxes and special assessments for 2019 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

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REAL ESTATE TRANSFER TAX	26-Dec-2019
	CHICAGO: 311.25
	CTA: 124.50
	TOTAL: 435.75 *

REAL ESTATE TRANSFER TAX	26-Dec-2019
	COUNTY: 20.75
	ILLINOIS: 41.50
	TOTAL: 62.25

21-30-301-025-1030 | 20191201667272 | 1-320-963-424

21-30-301-025-1030 | 20191201667272 | 0-042-988-896

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

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Dated this 18th day of December, 2019

Keith Moll

By Keith Moll, Manager for
Z Financial Illinois G Properties, LLC
Grantor

STATE OF ILLINOIS)
) SS.
COOK COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DOES HEREBY CERTIFY THAT Keith Moll personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 18th day of December, 2019

Dawn Bragg
Notary Public.



Please send Future Taxes to:
NEXTCITY VETERANS DEVELOPMENT-ESSEX, LLC
4533 S Ellis Avenue
Chicago, Illinois 60653

After Recording mail to:
Ira T Kaufman
185 N Franklin Street, 2nd Floor
Chicago, Illinois 60606

This Instrument was prepared by:
John Zajicek
100 Tanglewood Dr.
Freeport, IL 61032

PROXY OF Cook County Clerk's Office