

UNOFFICIAL COPY

Doc#: 2000206127 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 12:08 PM Pg: 1 of 2

Dec ID 20191001622960
ST/CO Stamp 1-128-435-040 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 0-438-996-320 City Tax: \$12,075.00

FIRST AMERICAN TITLE

FILE # 2995426

G-3407

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THE NORTHERN TRUST COMPANY, an Illinois banking corporation, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to ELITE DEVELOPMENT GROUP, LLC, a Illinois limited liability company, 5939 W. Montrose Ave, Chicago, IL 60634 GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 13 IN BLOCK 8 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1240 W. HENDERSON STREET, CHICAGO, IL 60657
Property Index No. 14-20-319-024-0000

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general taxes for the year of 2019, and subsequent years;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

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IN WITNESS WHEREOF, said THE NORTHERN TRUST COMPANY, an Illinois banking corporation, has caused this Special Warranty Deed to be signed by its Vice President on its behalf, this 18th day of December 2019.

THE NORTHERN TRUST COMPANY, an Illinois banking corporation

By: [Signature]
S^r. Vice President

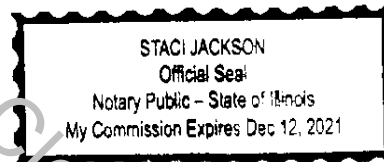
STATE OF ILLINOIS
COUNTY OF COOK

I, [Signature], a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that [Signature], personally known to me to be the Vice President of THE NORTHERN TRUST COMPANY, and 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 as such Vice President, (s)he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her/his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18th day of December 2019

[Signature]
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Hauselman & Rappin Ltd.
29 E. Madison St
Ste. 950
Chicago, IL 60602



Mail deed and tax bills to:
Elite Development Group, LLC
5939 W Montrose Ave.
Chicago, IL 60657