

741385
1 of 2

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SPECIAL WARRANTY DEED

(Corporation to Corporation)



Doc# 2001016075 Fee \$88.00

This Indenture made this
24TH day of
December,
2019

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2020 11:11 AM PG: 1 OF 6

Presido Realty Advisors LLC

party of the first part, and

Overflow Properties LLC

party of the second part

Grantee's Address:

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

subject to: taxes not yet due and payable, general restrictions as they appear of record.

20-03-424-026-1001

Permanent Real Estate Index No. ~~20034240261001~~

Property Address: 537 E. 46th Place Unit 16, Chicago, IL 60615

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree to and with said party of the second part, their 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 FOREVER DEFEND.

The 24TH day of Dec, 2019.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its MANAGER, the day and year first above written.

SY
P
S
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SC
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INT

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Presido Realty Advisors LLC

BY: J. J. Hess **MANAGER**

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that _____, personally appeared before me and acknowledged himself/herself as the _____ of Presido Realty Advisors and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 _____ day of _____, 20_____.

SEE ATTACHMENT
JURAT/ACKNOWLEDGMENT
8/12/24/2019
IMPRESS SEAL HERE

My Commission expires on _____

Notary Public

This Instrument Was Prepared By:

Kendall Anderson
18505 Bellamy Road
Country Club Hills, IL 60478

Mail Deed To _____

Mail Tax Bill _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Contra Costa }

On Dec 24, 2019 before me, S. Long, Notary Public
(Here insert name and title of the officer)

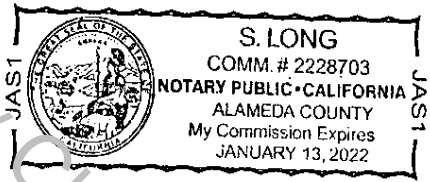
personally appeared J.T. Hess
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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EXHIBIT "A"

UNIT 535-1 IN CRESCENT COVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 38.00 FEET OF THE WEST 50.00 FEET OF LOT 7 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 5 AND 6 AND PART OF 7 IN WHITECOMB AND WARNER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 7, 1999 AS DOCUMENT 99849513, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-Jan-2020



CHICAGO:

952.50

CTA:

381.00

TOTAL:

1,333.50 *

20-03-424-026-1001 | 20200101684490 | 0-258-829-664

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

03-Jan-2020



| | |
|------------------|--------|
| COUNTY: | 63.50 |
| ILLINOIS: | 127.00 |
| TOTAL: | 190.50 |

20-03-424-026-1001

| 20200101684490 | 1-332-571-488