

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

GIT  
4104637964/5  
Chicago Title Insurance Company

Doc#: 2001746218 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/17/2020 11:02 AM Pg: 1 of 2

Dec ID 20190901696622  
ST/CO Stamp 0-670-367-072 ST Tax \$282.00 CO Tax \$141.00  
City Stamp 1-887-273-824 City Tax: \$2,961.00

**THIS INDENTURE**, made this 23rd of December, 2019 between All Around Real Estate, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of California, party of the first part, and Carlos O. DeJesus, party of the second part,

**(GRANTEE'S ADDRESS)** 2730 W. Polk Street, Chicago, IL 60612.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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:

LOT 35 IN BLOCK 1 IN A.J. ALEXANDER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHWEST 1/4 BOTH OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2019

Permanent Real Estate Index Number(s): 16-13-408-034-0000  
Address(es) of Real Estate: 2730 W. Polk Street Chicago, IL 60612

Together with all the singular and hereditaments and appurtenances thereunto 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 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 successors, 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 incumbered 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**.

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

All Around Real Estate, Inc.

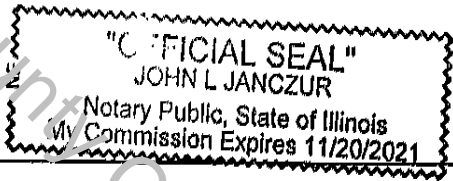
By [Signature]  
Numair Rashid  
President

STATE OF ILLINOIS, COUNTY OF DePue ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Numair Rashid personally known to me to be the President of the All Around Real Estate, Inc. and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument as 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 23rd day of December 2019  
[Signature] (Notary Public)

Prepared By: John Janczur  
19 S. La Salle Street, #1201  
Chicago, Il 60603



Mail To:  
Carlos O. DeJesus  
2730 W. Polk Street  
Chicago IL 60612  
Name & Address of Taxpayer:  
Carlos O. DeJesus  
2730 W. Polk Street  
Chicago, IL 60612

| REAL ESTATE TRANSFER TAX                            |           | 10-Jan-2020 |        |
|---|-----------|-------------|--------|
|   | COUNTY:   |             | 141.00 |
|   | ILLINOIS: |             | 282.00 |
|   | TOTAL:    |             | 423.00 |
| 16-13-408-034-0000   20190901696622   0-670-367-072 |           |             |        |

| REAL ESTATE TRANSFER TAX                            |          | 10-Jan-2020 |            |
|---|----------|-------------|------------|
|   | CHICAGO: |             | 2,115.00   |
|   | CTA:     |             | 846.00     |
|   | TOTAL:   |             | 2,961.00 * |
| 16-13-408-034-0000   20190901696622   1-887-273-824 |          |             |            |

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