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Doc#: 2006547229 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/05/2020 01:29 PM Pg: 1 of 3

A-20-23106V
INSTRUMENT PREPARED BY:

Jaime Barragan
Attorney at Law
3478 S. Archer Ave.
Chicago, Illinois 60608

Dec ID 20200201628202
ST/CO Stamp 1-989-278-560 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-167-513-952 City Tax: \$577.50

RETURN INSTRUMENT AND MAIL
FUTURE TAX BILLS TO:

Antonio Espinoza
8310 Moody Ave.
Burbank, Illinois 60459

Space Above This Line for Recorder's Use Only (55 ILCS 5/412002)

SPECIAL WARRANTY DEED

The Grantor, **2019 Castle LLC**, of 333 Westchester Ave, W2100, White Plains, NY 10604, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants unto **Antonio Espinoza**, of 8310 Moody Ave., Burbank, IL 60459, the Grantee, the real property situated in Cook County, Illinois, described as follows (the "Property"):

Lot 23 in Fuellgraff and Preis Subdivision of Block 9 in G.W. Clarke's Subdivision of the East 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, According to the Plat Thereof Recorded April 11, 1884 as Document Number 536936, in County, Illinois.

Property Tax Number: 16-13-311-015-0000

Commonly Known As (Property Address): 2819 W. Lexington St., Chicago, IL 60612

TO HAVE AND TO HOLD, together with all and singular appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever. This conveyance is subject to: (a) Any liens described in this deed as being either assumed by Grantees or subject to which title is taken by Grantees; (b) All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; (c) All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; (d) All other presently recorded and validly existing instruments, other than conveyances of the

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surface fee estate, that affect the Property; (e) Taxes and assessments for the current year and all subsequent years, which Grantees agrees to pay; and (f) Zoning and other governmental regulations.

Grantor fully warrants Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to reservations and exceptions described herein, when the claim is by, through, or under Grantor, but not otherwise.

Signed by the Grantor, 2019 Castle LLC, on February 26, 2020.

2019 CASTLE LLC

By: X
Victor Naar

Its: Manager

STATE OF NY
COUNTY OF Westchester

The foregoing instrument was acknowledged before me on February 26, 2020,
by Victor Naar, as Manager of 2019 Castle LLC

[Signature]
Notary Public

RAQUEL HELENA DESOUZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6380847
Qualified in Putnam County
My Commission Expires 09-17-2022

REAL ESTATE TRANSFER TAX		02-Mar-2020
	CHICAGO:	412.50
	CTA:	165.00
	TOTAL:	577.50

16-13-311-015-0000 | 20200201628202 | 0-167-513-952

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		02-Mar-2020
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50

16-13-311-015-0000 | 20200201628202 | 1-989-278-560

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Legal Description

LOT 23 IN FUELLGRAFF AND PREIS SUBDIVISION OF BLOCK 9 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1884 AS DOCUMENT NUMBER 536936, IN COOK COUNTY, ILLINOIS.

Property Address:
2819 W Lexington St.
Chicago, IL 60612

Pin: 16-13-311-015-0000

Property of Cook County Clerk's Office