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SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL (TENANCY BY THE ENTIRETY)

Doc# 2007322062 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2020 01:31 PM PG: 1 OF 4

THIS AGREEMENT, made and entered into this 12th day of March, 2020, by and between **CP66, INC., an Illinois corporation, Grantor**, existing under the laws of the State of Illinois, with its principal place of business at 2452 W. Berenice Avenue Chicago, Illinois 60618, party of the first part and **WILLIAM B. HIGGINS AND JESSICA L. DIXON, Husband and wife, Grantees**, of 1460 W. Huron #2F Chicago, Illinois 60642, their heirs and assigns, party of the second part.

WITNESSETH that the party of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the shareholders, officers and directors of said corporation, by these presents does **GRANT AND CONVEY** unto the party of the second part, **AS TENANTS BY THE ENTIRETY**, and to their heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows to wit:

“SEE ATTACHED LEGAL DESCRIPTION”

COMMONLY KNOWN AS: 3566 WEST CORTLAND STREET Chicago, Illinois 60647

TAX PARCEL IDENTIFICATION NUMBER: 13-35-400-048-0000

13-35-400-035.0000 (underlying)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, unto the Grantee, either in law or in 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 party of the second part, its heirs and assigns forever

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT** to any state of facts which an accurate survey of said property would show.

AND THE party of the first part, for itself, and its successors, does hereby covenant, promise and agree, to and with the party of the second part its heirs and assigns, that it has not done,

S Y
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or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charge, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will **WARRANT AND DEFEND**, subject to: any encroachment as disclosed by survey, general real estate taxes not yet due, restrictions of record. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said **AGREEMENT** the same as though the provisions of said **AGREEMENT** were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 **GRANTOR WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it; subject to the following provided that the same do not interfere with Grantee's use or access of the premise:

- (a) current non delinquent real estate taxes and taxes for subsequent years, subject to parties's tax agreement.
- (b) public, private and utility easement, if any.
- (c) covenants, conditions, agreements, building lines and restrictions of record that do not interfere with the use of the property as a single family home.
- (d) applicable building and zoning laws, statutes, ordinances and restrictions;
- (e) roads and highway, if any;
- (f) Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payments of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of this Deed;
- (g) matters over which the Title Company (as hereinafter defined) is willing to insure;
- (h) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (i) Grantee's mortgage, if any.


TO HAVE AND TO HOLD the same into said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

REAL ESTATE TRANSFER TAX		13-Mar-2020
	COUNTY:	327.50
	ILLINOIS:	655.00
	TOTAL:	982.50
13-35-400-035-0000 20200301637044 1-177-202-528		

CP66, INC.

By: *Laura L. Llamedo*
LAURA L. LLAMEDO
ITS PRESIDENT

REAL ESTATE TRANSFER TAX		13-Mar-2020
	CHICAGO:	4,912.50
	CTA:	1,965.00
	TOTAL:	6,877.50 *

13-35-400-035-0000 | 20200301637044 | 1-348-771-680

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

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Beatriz Betancourt, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LAURA L. LLAMEDO personally known to me to be the PRESIDENT AND SECRETARY OF CP66 INC., and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, and she signed and delivered the instrument pursuant to authority given by the Board of Directors of said Corporation and her free and voluntary act and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and official seal this 12th day of May, 2020.



Beatriz Betancourt
NOTARY PUBLIC
My commission expires: 6-28-22

PREPARED BY: BEATRIZ BETANCOURT, attorney at law,
2457 N. Milwaukee Avenue Chicago, Illinois 60647

MAIL TO:
William B. Higgins, Jessica L. Dixon
3566 W. Cortland Street
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS:
WILLIAM B. HIGGINS AND JESSICA
L. DIXON
3566 W. CORTLAND STREET
CHICAGO, ILLINOIS 60647

County Clerk's Office

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LOT 32 EXCEPT THE WEST 0.30 FEET THEREOF IN BLOCK 6 IN DREW AND DYER'S SUBDIVISION OF BLOCKS 4 TO 9 IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-35-400-035-0000 (AFFECTS THIS AND OTHER PROPERTY)
13-35-400-048-0000 (NEW PARCEL)

C/K/A 3566 W CORTLAND STREET, CHICAGO, ILLINOIS, 60647

Property of Cook County Clerk's Office