

UNOFFICIAL COPY

Doc#: 2007849037 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/18/2020 09:05 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

1 all
20CNU757031WC

Dec ID 20200201617980
ST/CO Stamp 0-498-720-608 ST Tax \$22.50 CO Tax \$11.25
City Stamp 1-621-847-904 City Tax: \$236.25

THIS INDENTURE, made this 2nd day of March, between Maple Real Estate, LLC, an Illinois limited liability company, 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 Illinois, party of the first part, and ALEESHA MCDOWELL, party of the second part;

(GRANTEE'S ADDRESS) 15509 DOBSON AVENUE, DOLTON, ILLINOIS 60419

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$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 authority given by the manager of said company, 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, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 17 IN BLOCK 2 IN A.W. COOKE'S SUBDIVISION OF BLOCKS 1 AND 9 IN ANDREWS SUBDIVISION OF THE EAST ½ OF THE SOUTH WEST ¼ AND THE SOUTH EAST FRACTIONAL ¼, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2019 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 25-28-404-016-0000

Property Address: 12329 SOUTH PERRY AVENUE, CHICAGO, ILLINOIS 60628


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 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 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**.

UNOFFICIAL COPY

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 Manager, the day and year first above written.


Maple Real Estate, LLC

By 
Jordan Gross
Authorized Signatory

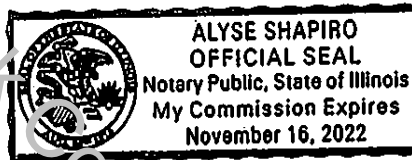
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jordan Gross personally known to me to be an Authorized Signatory of Maple Real Estate, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 3 day of March, 2020.


Notary Public

My commission expires on 11/16/22.



This instrument was prepared by Maple Real Estate, LLC, 55 W. Monroe St #910, Chicago, IL 60602

Mail to:
ALEESHA MCDOWELL
15509 DOBSON AVENUE
DOLTON, ILLINOIS 60419

REAL ESTATE TRANSFER TAX		16-Mar-2020
COUNTY:	ILLINOIS:	11.25
	TOTAL:	22.50
		33.75
25-28-404-016-0000 20200201617980 0-498-720-608		

Name and Address of Taxpayer:
ALEESHA MCDOWELL
15509 DOBSON AVENUE
DOLTON, ILLINOIS 60419

REAL ESTATE TRANSFER TAX		16-Mar-2020
CHICAGO:	CTA:	168.75
	TOTAL:	175.25
25-28-404-016-0000 20200201617980 1-621-847-904		

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