

# UNOFFICIAL COPY

Doc#: 2015439018 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/02/2020 09:11 AM Pg: 1 of 2

## Special Warranty Deed

Dec ID 20200401668863  
ST/CO Stamp 2-024-633-568 ST Tax \$130.00 CO Tax \$65.00

THIS INDENTURE WITNESSETH, that the Grantor, **RIGHTEOUS OAKS, INC.** an Illinois corporation, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, and pursuant to authority given by the members of said company, Grantor Conveys and Sells to the Grantee, LaDarius Carter of the County of Cook, State of Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 6 IN BLOCK 20 IN LINCOLN WOOD SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST 1/4 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to general real estate taxes for 2019 and subsequent years, any special assessments, building, building line and use or occupancy restrictions, conditions, easements and covenants of record; easement encroachments, if any, zoning laws and ordinances, easements for public utilities and others; drainage ditches, feeders and drain tile, pipe or other conduit and all matters of record affecting the property.

GRANTEE'S ADDRESS: 20042 Terrace Ave., Lynwood IL 60411  
Property Address: 311 Herndon Street, Park Forest, Illinois 60466  
P.I.N.: 31-24-427-001-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, and for the uses and purposes herein and set forth, forever.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, if any, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, said Grantor has caused its seal to be affixed, and has caused its name to be signed to these presents by its President and the Grantor(s) aforesaid has hereunto set its hand and seal this 28th day of April, 2020.

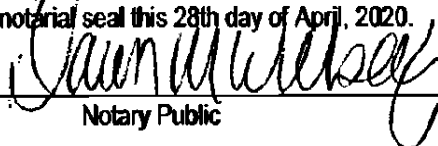
  
\_\_\_\_\_  
Kevin Drewyer, its President

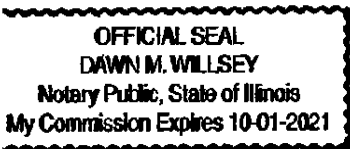
FIDELITY NATIONAL TITLE SC 20003018

STATE OF ILLINOIS  
SS.  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that Kevin Drewyer, personally known to me to be the President of **RIGHTEOUS OAKS, INC.**, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, and caused the Corporate seal to be affixed thereto, as his free and voluntary act, and as the voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of April, 2020.

  
\_\_\_\_\_  
Notary Public



See Reverse

