

UNOFFICIAL COPY

Doc#: 2016839060 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/16/2020 10:13 AM Pg: 1 of 3

Dec ID 20200501681191
ST/CO Stamp 1-897-458-912 ST Tax \$37.50 CO Tax \$18.75
City Stamp 1-715-252-448 City Tax: \$393.75

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

THIS INDENTURE, made this 23 day of April, 2020 between PREMIERE 2, 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 LuJones Management, LLC whose address is 6833 S. Crandon Ave., Unit 3, Chicago, Illinois 60649, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to said parties 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 EXHIBIT "A" ATTACHED HERETO

Together with all and singular the 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 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 party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and to said parties 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 DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number(s): 20-24-427-017-1002

Address of real estate: 2361 E. 70th St., Unit 1, Chicago, Illinois 60649

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its members the day and year first above written.

PREMIERE 2, LLC, an Illinois
limited liability company,

By: Timothy E. Gray
Timothy E. Gray, Member

FIRST AMERICAN TITLE
FILE # 3021312

Prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray personally known to me to be a Member of PREMIERE 2, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument pursuant to authority, 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 official seal, this 14 day of May, 20 20.



[Signature] (Notary Public)

Mail to:

*Andriana Steele-Ross
6833 S. Crandon, Unit 3
Chicago, IL 60649*

Name and Address of Taxpayer:

*Andriana Steele-Ross
6833 S. Crandon, Unit 3
Chicago, IL 60649*

COOK County Clerk's Office

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Exhibit "A" – Legal Description

UNIT 2361-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SOUTH SHORE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97346574, AS AMENDED, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office