

UNOFFICIAL COPY

Doc#: 2019640037 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/14/2020 11:24 AM Pg: 1 of 3

Dec ID 20200301646626
ST/CO Stamp 0-323-748-576 ST Tax \$144.00 CO Tax \$72.00

SPECIAL WARRANTY DEED

Statutory (Illinois)
(L.L.C. to Individual)

MAIL TO:

James I. Stepanek
Attorney at Law
7235 W. 103rd Street
Palos Hills, IL 60465

NAME & ADDRESS OF TAXPAYER:

Robert S. Miller
13117 Irving Avenue
Blue Island, IL 60406

THE GRANTOR(S), Maple Real Estate, LLC, a 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, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Robert S. Miller, of 800 Violet Lane, Matteson, IL 60443, party of the second part, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 25-31-303-008-0000
Property Address: 13117 Irving Avenue, Blue Island, IL 60406

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, their 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, 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 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Director, this X 2 day of June, 2020.

Name of Company: Maple Real Estate, LLC

By: X 
Jordan A. Gross - Managing Director

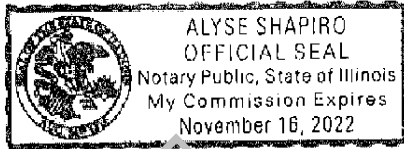
20200301646626

UNOFFICIAL COPY

STATE OF X IL COUNTY OF X COOK SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Jordan A. Gross personally known to me to be the Managing Director of Maple Real Estate, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Director, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 2 day of June, 2020



X Alyse Shapiro Notary Public

My commission expires X 11/16/22

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of

Paragraph , Section 4,

Real Estate Transfer Act

Date:

Signature:

Prepared by:

Anselmo Lindberg & Associates LLC

1771 W. Diehl Road, Suite 120

Naperville, IL 60563

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

THE NORTH 40 FEET OF LOTS 6, 7 AND 8 AND THE WEST 10 FEET OF THE EAST 20 FEET OF ALL OF LOT 7 SOUTH OF THE NORTH 40 FEET AND THE SOUTH 6 FEET OF THE NORTH 46 FEET OF THE EAST 10 FEET OF LOT 8 (EXCEPT THE EAST 10 FEET OF THE NORTH 46 FEET OF LOT 8) IN BLOCK 14 IN BLUE ISLAND, IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office