

UNOFFICIAL COPY

Doc#: 2019621053 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/14/2020 10:27 AM Pg: 1 of 2

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Dec ID 20200501691719
ST/CO Stamp 0-303-645-408 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-233-407-200 City Tax: \$2,257.50

20115031
Old Republic Title 1/2
9601 Southwest Highway
Oak Lawn, IL 60453

THE GRANTOR, INTERSTATE INTRINSIC VALUE FUND A LLC, located at 3835-R THOUSAND OAKS BLVD., #413, in the City of WESTLAKE VILLAGE, in the County of LOS ANGELES, in the State of CALIFORNIA, a corporation created and existing under and by virtue of the laws of the State of CALIFORNIA and duly authorized to transact business in the state of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, by these presents does REMISE, ALIEN, CONVEY and WARRANT TO THE GRANTEE: GIOVANI VELASQUEZ RODRIGUEZ, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 3 IN EDWARD NELSON'S RESUBDIVISION OF LOTS 80, 81, 82, 83, 84, 85 AND 86 IN THE RESUBDIVISION OF LOT 27 IN BLOCK 7, IN THE SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises with all appurtenances thereto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, will WARRANT AND DEFEND,

SUBJECT TO: General taxes for the year 2020 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities provided said easements do not unreasonably interfere with the intended use of the property; drainage ditches, feeders, and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number(s): 13-30-407-024-0000

Address(es) of Real Estate: 2422 N. Rutherford Avenue, Chicago, Illinois 60707

In Witness Whereof, said GRANTOR has caused its name to these presents by AARON FABBIAN, Managing Member, And attested by its ADMINISTRATOR, _____, this

21st day of MAY, 20 20

INTERSTATE INTRINSIC VALUE FUND A LLC

BY X [Signature] ATTEST X
AARON FABBIAN

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Ventura

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES - SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that AARON FABBIAN, personally known to me to be the MANAGING MEMBER of INTERSTATE INTRINSIC VALUE FUND A LLC and _____ personally known to me to be the ADMINISTRATOR of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such AARON FABBIAN, MANAGING MEMBER and _____, ADMINISTRATOR have signed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal this 21st day of May, 2020.



Scott Halsema
 Notary Public
 My Commission Expires: Sept. 29, 2022

Prepared by:
 Robert Cheely
 6446 W. Cermak Road
 Berwyn, IL 60402

Mail to:
Giovani Velasquez
2422 N. LaHarford Ave.
Chicago, IL 60677

Mail to:
 Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453

Name and Address of Taxpayer:
Giovani Velasquez
2422 N. LaHarford Ave
Chicago, IL 60677

20113031

REAL ESTATE TRANSFER TAX		05-Jun-2020	
	COUNTY:		107.50
	ILLINOIS:		215.00
	TOTAL:		322.50
13-30-407-024-0000 20200501691719 0-303-645-408			

REAL ESTATE TRANSFER TAX		05-Jun-2020	
	CHICAGO:		1,612.50
	CTA:		645.00
	TOTAL:		2,257.50 *
13-30-407-024-0000 20200501691719 0-233-407-200			
* Total does not include any applicable penalty or interest due.			