

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)

Doc#: 2019707242 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/15/2020 11:37 AM Pg: 1 of 2

Dec ID 20200501677714  
ST/CO Stamp 1-512-897-760 ST Tax \$380.00 CO Tax \$190.00

1/4/2



206 SA 648029 LP



**THIS INDENTURE**, made this 12<sup>th</sup> day of May, 2020 between Kasons Properties, Inc., a corporation 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 Manvel Aristide and Elena<sup>\*</sup> Aristide, his wife, as Tenants by the Entirety, of 216 Dodge Avenue, Evanston, Illinois, 60202.

\* Maria

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, 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 said party of the second part, and to their heirs and assigns, AS TENANTS BY THE ENTIRETY, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 1 in Wright's Subdivision in the Southwest Quarter of Section 13 Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1540 Fowler, Evanston, IL 60201

P.I.N.: 10-13-304-030-0000

**SUBJECT TO:** Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

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 and 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 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 FOREVER DEFEND**.

032899

CITY OF EVANSTON

**PAID** State Transfer Tax

05.26.2020 AMOUNT \$1,900.00

Agent

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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 President, and attested by its Secretary, the day and year first above written.

Kasons Properties, Inc., an Illinois corporation,

By Om Dhingra  
Om Dhingra  
President

Attest Kanan Dhingra  
Kanan Dhingra  
Secretary

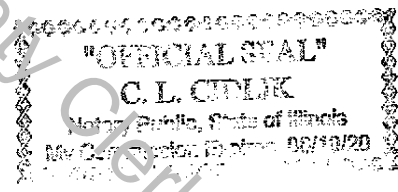
STATE OF ILLINOIS, COUNTY OF Judge ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Om Dhingra personally known to me to be the President of Kasons Properties, Inc., an Illinois corporation, and Kanan Dhingra, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of May, 2020.

[Signature] (Notary Public)

**Prepared By:** Robert Boron  
33 N LaSalle Street, Suite 3200  
Chicago, IL 60602



**Mail To:**

Roderick Thomas  
1444 N. Farnsworth Ave., Ste. 1000  
Aurora, Illinois 60505

**Name & Address of Taxpayer:**  
Manvel Aristide and Elena Aristide  
1540 Fowler  
Evanston, IL 60201