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Doc#: 2019839091 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2020 11:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Document Prepared by:

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Chicago, Illinois 60606

Dec ID 20200401656558
ST/CO Stamp 1-461-291-232 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 0-545-442-016 City Tax: \$16,800.00

After Recording Mail to:

Michael Pynchalla
The Integrity Law Group, LLC
1117 North Ashland Avenue
Chicago, IL 60612

Send Tax Bills to:

Rodrigo D'Escoto, Jr. and
Stefanie Lynn Brice D'Escoto
2042 W. Cortez Street
Chicago, Illinois 60622

PIN: 17-06-311-027-0000

THIS SPECIAL WARRANTY DEED is made and effective as of the 10th day of April, 2020, by and between **KFIP, LLC**, an Ohio limited liability company ("Grantor") whose address is 2042 W. Cortez Street, Chicago, Illinois 60622 and **RODRIGO D'ESCOTO, JR. and STEFANIE LYNN BRICE D'ESCOTO**, a married couple, as Tenants by the Entirety (collectively "Grantee") whose address is 2042 W. Cortez Street, Chicago, Illinois 60622.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT AND CONVEY with special warranty covenants unto Grantee, and their successors and assigns, forever, all the following described real estate situated in the County of Cook, State of Illinois: See Legal Description attached hereto as **Exhibit A** and incorporated herein;

TOGETHER WITH all hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, improvements, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever. Grantor, for itself, and its successors and assigns, does COVENANT, PROMISE and AGREE to and with Grantee, its successors and assigns, that during Grantor's ownership of the premises, Grantor 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 it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the premises subject only to the special warranties conveyed with this Deed; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

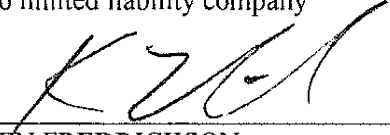
THIS IS NOT HOMESTEAD PROPERTY

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

KFIP, LLC
an Ohio limited liability company

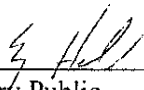
By: 
KEN FREDRICKSON

Its: Member

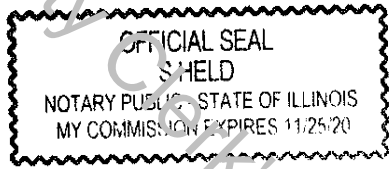
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that KEN FREDRICKSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged that, as such Member of KFIP, LLC, an Ohio limited liability company, he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of April 7, 2020


Notary Public

Commission expires: 11/25/20



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 20GSA817069LP

For APN/Parcel ID(s): 17-06-311-027-0000

LOT 39 (EXCEPT THE WEST 8 FEET THEREOF) AND LOT 40 (EXCEPT THE EAST 8 FEET) IN THE NORTH 1/2 OF BLOCK 3 IN SUFFERNS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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