

# UNOFFICIAL COPY

Doc#: 2021021277 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/28/2020 03:34 PM Pg: 1 of 4

Dec ID 20200501679864  
ST/CO Stamp 0-057-533-152 ST Tax \$663.00 CO Tax \$331.50

## SPECIAL WARRANTY DEED

IGIT  
4/105 2359 mms  
1/1

Above Space for Recorder's use only

The Grantor, **JUPITER'S YELLOW COLOSSEUM, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 5029 N. Oneida Ave., Norridge, IL 60706, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby GRANT, BARGAIN, SELL AND CONVEY with the special warranty covenants set forth below unto Grantee, ~~ROSA VERA SANCHEZ~~ ~~60623~~, a divorced woman not since remarried, ~~7771 Van Buren Street, Unit 7, Forest Park, IL 60130~~, all of Grantor's interest in the real estate, situated in the County of Cook, and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference. \* *San Miguel Industrial Group Inc., an Illinois corporation, which has its principal office at 2404 W. 26th St., Chicago, 60623*

**SUBJECT TO** (a) general real estate taxes not yet due and payable; (b) matters or exceptions caused or created by Grantee; (c) those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

**TO HAVE AND TO HOLD** the above described real estate unto Grantee, forever.

And Grantor promises and agrees to and with Grantee, that Grantor has not done or suffered to be done, anything whereby the above described real estate is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, the above described real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but none other.

Permanent Real Estate Index Numbers: 15-10-119-047-0000

Address of Real Estate: 1801 Saint Charles Road, Maywood, IL 60153

REAL ESTATE TRANSFER TAX		10-Jun-2020
COUNTY:	331.50	
ILLINOIS:	663.00	
TOTAL:	994.50	
15-10-119-047-0000	20200501679864	0-057-533-152

VILLAGE OF MAYWOOD

\$ 2652.00

DP - *Lanka S*  
- Local Transfer Tax Paid

6/4/2020



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 11 TO 15, EXCEPT FROM LOT 15 THEREFROM THAT PART THEREOF, LYING WEST OF A LINE, DRAWN FROM A POINT ON THE SOUTH LINE OF THE SAID LOT, 10.78 FEET EAST OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE NORTH LINE OF THE SAID LOT, 10.6 FEET EAST OF THE NORTHWEST CORNER THEREOF); ALL IN BLOCK 1, IN P. W. HART'S SUBDIVISION OF BLOCKS 1 AND 2 OF ASHLAND SUBDIVISION, (VACATED ALLEYS AND THE NORTH 7 FEET OF ST. CHARLES ROAD INCLUDED), BEING A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO,

THE WEST 11 FEET (AS MEASURED ON NORTH AND SOUTH LINES) OF VACATED SOUTH 18TH AVENUE LYING SOUTH OF THE NORTH LINE OF LOT 11 EXTENDED AND LYING NORTH OF THE SOUTH LINE OF LOT 11 EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF LOT 11 EXTENDED EAST IN BLOCK 1 IN P. W. HART'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (A) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THAT PART OF VACATED SOUTH 18TH AVENUE.
- (B) RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID THAT PART OF VACATED SOUTH 18<sup>TH</sup> AVENUE FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

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