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Doc#: 2024007345 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/27/2020 12:38 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Limited Liability Company to Individual

Dec ID 20200501686645
ST/CO Stamp 0-703-560-416 ST Tax \$179.00 CO Tax \$89.50
City Stamp 1-289-651-936 City Tax: \$1,879.50

This instrument, made this 15th day of May 2020, between **THE BRIXTON GROUP LLC**, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Nevada, party of the first part, and **MICHELLE C. SHELBY**, an individual, of 12112 South Princeton, Chicago, Illinois 60628, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the member and manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to its successors and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit

LEGAL DESCRIPTION

LOT 219 IN DOWNING AND PHILLIPS NORMAL PARK ADDITION A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-29-214-047-0000

Property Address: 7258 S. Green St., Chicago, Illinois 60621

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 (2nd Installment) and subsequent years.


Together with all the hereditaments and appurtenances thereunto belonging, and all the right, title, interest, of the party of the first part, in and to the above described premises; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

Special Warranty Deed - 7258 S. Green St., Chicago, Illinois 60621

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IN WITNESS WHEREOF, said party of the first part has signed and sealed this Special Warranty Deed to these presents the day and year first above written.

THE BRIXTON GROUP LLC, a Nevada Limited Liability Company

By: 
Name: Chidi Asiegbu
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chidi Asiegbu, personally known to me to be the Manager of The Brixton Group LLC, a Nevada limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, she signed, sealed and delivered the said instrument, pursuant to authority, given by Operating Agreement of said company and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2020.


NOTARY PUBLIC

Commission expires 12-6-2021

This instrument prepared by:
John Aylesworth, Attorney at Law
Law Office of Michael H. Wasserman, P.C.
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Chicago, IL 60602
(312) 726-1512
John@MHWasserman.com



SEND SUBSEQUENT TAX BILLS TO:
Michelle C. Shelby
7258 S. Green St.
Chicago, IL 60621

MAIL RECORDED DEED TO:
Roland Burris II
Attorney at Law
Roland W. Burris & Associates, LLC
100 N. LaSalle Street, Suite 1515
Chicago, Illinois 60602