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Doc#: 2025406171 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 09/10/2020 03:29 PM Pg: 1 of 4

Dec ID 20200601618611

ST/CO Stamp 1-254-451-936 ST Tax \$179.00 CO Tax \$89.50

City Stamp 1-021-684-448 City Tax: \$1,879.50

**SPECIAL WARRANTY  
DEED  
(ENTITY to INDIVIDUAL)  
(Illinois)**

THIS AGREEMENT, made  
this 27<sup>th</sup> day of JUNE 2020,  
between **CLEARVUE  
CAPITAL CORPORATION**  
whose address is

901 Dorset St #220  
Newport Beach CA 92660

a party of the first part, and  
**ROCIO G. GONZALEZ  
AND OLGA J. PELLECCER  
AND ALISSA L. PELLECCER**  
whose address is

\_\_\_\_\_ party of the second part,  
WITNESSETH, that the party  
of the first part, for and in  
consideration of Ten Dollars

and other good and valuable consideration the receipt of which is hereby acknowledged 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 party of the second part, and to his/here/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 33 IN BLOCK 27 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 1885 IN BOOK 19 OF PLATS, PAGE 70 IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 21-31-417-016-0000

ADDRESS(ES) OF REAL ESTATE: 8539 South Muskegon, Chicago, IL 60617

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 encumbered 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 DEFEND subject to:

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(i) general real estate taxes not yet due and payable; (ii) Intentionally deleted (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) Intentionally deleted; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO (ix) public and utility easements of record; (x) private easements of record; (xi) Intentionally deleted (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

**CLEARVUE CAPITAL CORPORATION**

By: \_\_\_\_\_



SEE CALIFORNIA  
ACKNOWLEDGMENT  
DATE 6/22/20 IN TL PI

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STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY of \_\_\_\_\_ )

I, \_\_\_\_\_ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to me to be the Liquidation \_\_\_\_\_ of **Clearvue Capital 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 he/she 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_

**Prepared By:**

John J. Voutiritsas  
8770 W BRYN MAWR, SUITE 1300  
CHICAGO, IL 60631

**Send subsequent tax bills to:**

Rocio Gonzalez  
8539 S. Muskegon  
Chicago IL 60617

**MAIL TO:**

Valerie Varney  
7420 S. County Line Rd  
Burr Ridge, IL 60527

Notary Public of Cook County Clerk's Office

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

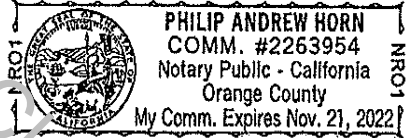
On June 22, 2020 before me, Philip Andrew Horn, Notary Public  
(insert name and title of the officer)

personally appeared Dennis Regon  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Philip Horn (Seal)



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