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20.0093 UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(L.L.C. to Individual)

Doc#: 2027541151 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 02:29 PM Pg: 1 of 3

Dec ID 20200701626337
ST/CO Stamp 1-919-721-952 ST Tax \$420.00 CO Tax \$210.00
City Stamp 1-436-688-864 City Tax: \$4,645.00

~~MAIL TO:~~

Aaron S. Tenenbaum
Tenenbaum Law Group
2222 Chestnut Ave., Suite 201
Glenview, IL 60026

NAME & ADDRESS OF TAXPAYER:

Dawid Luberda
~~1015 N. Lavergne Avenue~~
~~Chicago, IL 60651~~

8501 TIMBER RIDGE, BURR RIDGE, IL 60527

THE GRANTOR(S), MFONE LLC, a Limited Liability Company 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, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Dawid Luberda, of 8501 Timber Ridge, Burr Ridge, IL 60527, party of the second part, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 16-01-113-001-0000
Property Address: 1015 N. Lavergne Avenue, Chicago, IL 60651


Together with all and singular the 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 party of the first part, either in law or equity, 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 party of the second part, 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, 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 defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Member, this X 31st day of July, 2020.

Name of Company: MFONE LLC

By: X 
Manuel Waldo - Managing Member

PREMIER TITLE

Cook County Clerk's Office

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STATE OF X IL COUNTY OF X Louisa SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Manuel Waldo personally known to me to be the Managing Member of MFONE LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 31st day of July, 2020



[Signature] Notary Public
My commission expires X 8/8/2020

COUNTY B ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act
Date:
Signature:

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

Manu to
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT A

LOT 24 AND THE WEST 1/2 OF LOT 23 IN BLOCK 3 IN M.D. BIRGE AND COMPANY'S SECOND SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office