

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Illinois Statutory
(LLC to Individual)



Doc# 2028206044 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 09:43 AM PG: 1 OF 3

AFTER RECORDING MAIL TO:

David T Payne
2212 W Sunnyside Ave Unit G
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

David T Payne
2212 W Sunnyside Ave Unit G
Chicago, IL 60625

TT20-26656 (1 of 2)
COOK

Above space for Recorder's use only

THE GRANTOR, SLP ACQUISITIONS LLC, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the member(s) and/or manager(s) of said company, CONVEY and WARRANT to DAVID T PAYNE, a single person, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PLEASE SEE ATTACHED "EXHIBIT A"

Permanent Real Estate Index Number: 14-18-124-051-0000

Address of Real Estate: 2212 W. Sunnyside Ave., Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; private, public, and utility easements; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

Dated this 25 day of June, 2020

SLP ACQUISITIONS LLC

R. Baker Thompson S

By R. Baker Thompson, as Manager of P
6-Point Capital LLC, its Manager

S

M

SC

E

INT

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

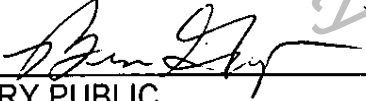
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

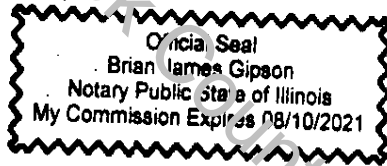
I, Brian Gipsen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Baker Thompson, as Manager of 6-Point Capital LLC, not individually but as Manager of SLP Acquisitions LLC, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of June, 2020

My commission expires on August 10, 2021


NOTARY PUBLIC

IMPRESS NOTARY SEAL HERE



This instrument was prepared by:

Ashen | Faulkner
217 N. Jefferson St., Suite 601
Chicago, IL 60661
(312) 655-0800


Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**

THAT PART OF LOT 25 IN DANIEL NASLUND'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF LOTS 2 AND 3 (EXCEPT THE SOUTH 33 FEET) OF SUPERIOR COURT PARTITION OF LOT 2 IN PARTITION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF LINCOLN AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25 RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25 A DISTANCE OF 112 FEET AND 4 1/4 INCHES RUNNING THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 25 A DISTANCE OF 41 FEET AND 10 INCHES RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 25 A DISTANCE OF 5 FEET AND 9 INCHES RUNNING THENCE EAST A DISTANCE OF 28 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 25 WHICH IS 97 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 25 RUNNING THENCE SOUTH ON THE EAST LINE OF SAID LOT 25 A DISTANCE OF 97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



14-18-124-051

2212 W SUNNYSIDE AVE, Chicago, IL 60625

REAL ESTATE TRANSFER TAX		10-Jul-2020
	CHICAGO:	5,100.00
	CTA:	2,040.00
	TOTAL:	7,140.00 *

14-18-124-051-0000 | 20200601615567 | 0-350-550-368

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Sep-2020
	COUNTY:	340.00
	ILLINOIS:	680.00
	TOTAL:	1,020.00

14-18-124-051-0000 | 20200601615567 | 0-285-050-368