

UNOFFICIAL COPY

Doc#: 2028444374 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/12/2020 04:16 PM Pg: 1 of 3

Dec ID 20200801668662
ST/CO Stamp 1-511-125-472 ST Tax \$1,000.00 CO Tax \$500.00
City Stamp 1-165-406-688

SPECIAL WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20118705

THIS INDENTURE WITNESSETH, that the Grantor(s), MAYS PROPERTY MANAGEMENT COMPANY, an Indiana limited liability partnership, successor in interest to Mays Property Management Company, an Indiana general partnership, of the County of Marion and State of Indiana for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and SPECIALLY WARRANT(S) TO HWF INVESTMENTS LLC, an Illinois limited liability company, (Grantee's Address) 2215 S. Ford Avenue, Suite 100, Chicago, Illinois 60616, the following described real estate, to-wit:

LOT 22 (EXCEPT THE WEST 78 FEET THEREOF) IN PULLMAN INDUSTRIAL PARK BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 22 AND PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 23, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-23-102-009-0000

Address of Real Estate: 875 East 112th Street, Chicago, IL 60628

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor, as its sole warranty herein, does hereby specially warrant to Grantee, his successors and assigns, that it will forever defend the title to the above-described premises (subject to all matters to which this conveyance is hereinabove made subject) hereby conveyed and transferred against only the claims of all persons whomsoever claiming or to claim the same or any part thereof, by, through and under the undersigned Grantor, but not otherwise.

Dated this 18 Day of August, 2020

MAYS PROPERTY MANAGEMENT COMPANY LLP,
an Indiana limited liability partnership

By: Kristin L. Mays-Corbitt

Kristin L. Mays-Corbitt

Its: Managing Member

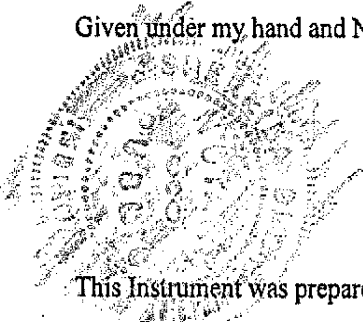
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STATE OF Indiana

COUNTY OF Marion SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Kristin L. Mays-Corbitt, Managing Member of Mays Property Management Company LLP, an Indiana limited liability partnership, successor in interest to Mays Property Management Company, an Indiana general partnership, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same; appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 18th day of August, 2020.



Sherrida Diane Hull
Notary Public
My Commission Expires 04/28/2020

This Instrument was prepared by:

Scott J. Fandre
Krieg DeVault LLP
33 N. Dearborn Street, Suite 1140
Chicago IL 60602

Future Tax Bills to:

HWF Investments LLC
2215 S. Ford Avenue, Suite 100
Chicago, IL 60616

After recording return document to:

Marc A. Cervantes
Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		25-Aug-2020
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	TOTAL:	1,500.00
25-23-102-009-0000 20200801668662 1-511-125-472		

REAL ESTATE TRANSFER TAX		25-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-23-102-009-0000 20200801668662 1-165-406-688		

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 18, 2020

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 18 day of August, 2020.

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

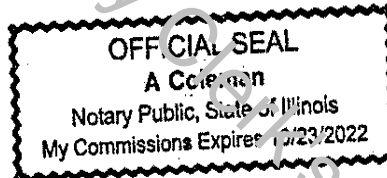
Dated: August 21, 2020

Signature: _____

[Handwritten Signature]
Grantee or Agent *AUTHORIZED*
HWP INVESTMENTS REPRESENTATIVE LLC

Subscribed and sworn to before me this 21st day of August, 2020.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).