


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument prepared by:
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603

4

CTT
2028840010
all pay



2028840010

Doc# 2028840010 Fee \$88.00

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

EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS

DATE: 10/14/2020 09:32 AM PG: 1 OF 4

One Mark Properties LLC, an Illinois limited liability company, with a principal business address of 1900 E. Golf Road, Suite 950A, Schaumburg, Illinois 60173 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **Kay Dee Investment LLC**, an Illinois limited liability company, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 17 day of Sept, 2020.

GRANTOR

One Mark Properties LLC, an Illinois limited liability company

By: AA M

Name: Anthony Golob
Title: Authorized Agent

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anthony Golob, not personally, but as the Authorized Agent of One Mark Properties LLC, an Illinois limited liability company, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17 day of September, 2020.

[Signature]
Notary Public

Subsequent tax bills to:
KAY Dee INVESTMENT LLC
7446 S Eagleston
CHgo IL 60621

Mail Recorded Deed to:
KAY Dee INVESTMENT LLC
7446 S. Eagleston
CHgo IL 60621



UNOFFICIAL COPY



EXHIBIT A


LEGAL DESCRIPTION

LOT 37 IN BLOCK 1 IN WIERSEMAS SUBDIVISION OF THE SOUTH 5 ACRES OF LOT 47 AND THE NORTH 5 ACRES OF LOT 50 (EXCEPT THE WEST 33 FEET THEREOF) IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 225 W. 109th Street, Chicago, IL 60638

Real Estate Index Number: 25-16-416-013-0000

REAL ESTATE TRANSFER TAX		21-Sep-2020
 	COUNTY:	11.00
	ILLINOIS:	22.00
	TOTAL:	33.00
25-16-416-013-0000 20200901699284 0-225-535-456		

REAL ESTATE TRANSFER TAX		21-Sep-2020
	CHICAGO:	165.00
	CTA:	66.00
	TOTAL:	231.00*
25-16-416-013-0000 20200901699284 0-291-535-456		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

EXHIBIT B

1. General real estate taxes for 2020 and subsequent years
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws; ordinances and regulations, now or hereafter in effect relating to the Property;
9. Building code violations, liens and judgment;
10. Pending building code violation court cases;
11. Items appearing of record or that would be shown on a survey;
12. Leases and tenancies, if any.