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2028840036D

THIS INSTRUMENT PREPARED

BY:

Max J. Kanter, Esq.
Much Shelist, P.C.
191 N. Wacker Dr., Suite 1800
Chicago, IL 60606

Doc# 2028840036 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/14/2020 11:04 AM PG: 1 OF 4

AND AFTER RECORDING
RETURN TO:

Jose L. Paul
3991 S. Archer Ave.
Chicago, IL 60632

SEND TAX BILLS TO:

Jose L. Paul
3991 S. Archer Avenue
Chicago, IL 60632

305789NCT; 1 of 1

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of the 17 day of October, 2020, by PLS PROPERTY MANAGEMENT OF ILLINOIS, LLC, a Delaware limited liability company ("Grantor"), having an address of 1 South Wacker Drive #3600, Chicago, IL 60606, to and in favor of JOSE L. PAUL ("Grantee"), having an address of 3991 S. Archer Avenue, Chicago, IL 60632.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors 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:

See Legal Description set on Exhibit A attached hereto and incorporated herein by this reference.

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 Grantor, either in law or equity, of, in 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 the matters described on Exhibit B attached hereto and incorporated herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW.]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

PLS PROPERTY MANAGEMENT OF ILLINOIS, LLC,
a Delaware limited liability company

By: PLS Property Management Holdings, Inc.,
a Delaware corporation

Its: Manager

By: ✓
Name: Ryan White
Its: 16/11/11

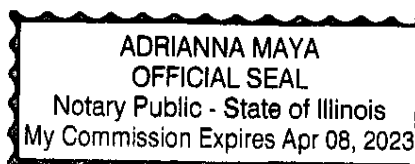
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)


I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Wolfberg, the President of PLS Property Management Holdings, Inc., a Delaware corporation, which is the Manager of PLS Property Management of Illinois, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Business Manager he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this day of September 29, 2020.



Notary Public: Adrianna Maya

My commission expires: April 8, 2023



REAL ESTATE TRANSFER TAX		07-Oct-2020
	CHICAGO:	1,657.50
	CTA:	747.00
	TOTAL:	2,614.50
	19-01-204-041-0000 20200901613127 1-208-546-784	

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

REAL ESTATE TRANSFER TAX		07-Oct-2020
		COUNTY: 124.50
		ILLINOIS: 249.00
		TOTAL: 373.50
19-01-204-041-0000	20200901613127	1-588-707-808

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Exhibit A

Legal Description

LOT 7 IN GRAVE'S SUBDIVISION OF LOT 1 IN THE PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-01-204-041-0000

Commonly known as: 4004 S. Archer Avenue, Chicago, IL 60632

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

General real estate taxes for the year 2020 and subsequent years.

Property of Cook County Clerk's Office