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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2029034098 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/16/2020 11:35 AM Pg: 1 of 3

Dec ID 20200801669442
ST/CO Stamp 0-117-361-120 ST Tax \$158.00 CO Tax \$79.00

FIRST AMERICAN TITLE
FILE # 3028361

Preparer File: 3028361
FATIC No.:

THE GRANTOR(S) Neer Developers, Inc., and Illinois Corporation and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars; and other good and valuable consideration in hand paid, and pursuant to authority given to the Members of said Corporation Conveys and Warrants to to Joshua Renix SC OF 2908 CERRAL DC, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit: GARY, IN

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 29-11-201-034-0000

Address(es) of Real Estate: 14605 Avalon Avenue Dolton, IL 60419

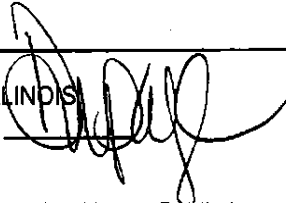
Dated this 18 day of August, 2020

Galan
Neer Developers, Inc. by Gazi Alam, President



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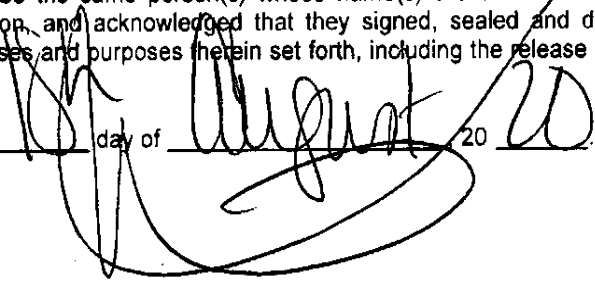
STATE OF ILLINOIS
COUNTY OF SS



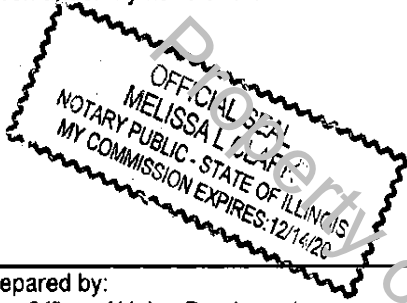
Gazi Alam President of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT *Neer Developers, Inc.* by its President *Gazi Alam* personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this day of August 2020



Notary Public



Prepared by:
Law Office of Helen Barcham, Inc.
2400 Ravine Way Suite 200
Glenview, IL 60025

Mail to:
LETTY L. ELWOOD
901 S. HAMILTON ST.
WILKINSON, IL 60441

Name and Address of Taxpayer:
JOSHUA REVIX, SR
14605 AVALON AVE.
DOLTON, IL 60419

VILLAGE OF DOLTON	
WATER/REAL PROPERTY TRANSFER TAX	
No. 23344	
ADDRESS	<i>14605 AVALON</i>
ISSUE DATE	<i>9/18/20</i>
EXPIRES	<i>9/18/20</i>
AMT.	<i>99</i>
TYPE	<i>WARRANTY</i>
CLERK'S OFFICE	



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Exhibit "A" – Legal Description

LOT 2 IN BLOCK 7 IN CAL HARBOR RESUBDIVISION OF PART OF BLOCK 1, 7, 8, 14, 15, 18, IN SHEPARDS MICHIGAN AVENUE 2, BEING A PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



First American
Title Insurance Company