

UNOFFICIAL COPY

Doc#. 2029357149 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 03:43 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20200701632576
ST/CO Stamp 0-375-974-368 ST Tax \$680.00 CO Tax \$340.00
City Stamp 0-538-339-808 City Tax: \$7,140.00

General

THIS SPECIAL WARRANTY DEED from SCORE PROPERTY LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois (the "Grantor"), to

Kevin Taylor, *A Single Man*
1858 S. Throop 3R
Chicago, IL 60608

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, does **REMISE, RELEASE, ALIEN WARRANT AND CONVEY** unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 29 in Block 2 in Harriet Farlin's Subdivision of the West 1/2 of the South East 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO (1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) utilities easements, if any, whether recorded or unrecorded; (5) building lines and use and occupancy restrictions, covenants, conditions, restrictions, and easements of record; (6) special taxes or assessments for improvements confirmed by a court of record after the date of closing; and (7) liens and other encumbrances of title for which the Title Insurer, as defined herein, is willing to insure without cost to Purchaser; and the Purchaser's mortgage.

Permanent Index Number: 13-25-408-008-0000
Address of Real Estate: *2629* N. California, Chicago, Illinois 60647

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees, 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,


19-61853
North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189


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through or under it, Grantor WILL WARRANT AND DEFEND as to matters of title, subject to items specified hereinabove.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managing Members this 31 day of July, 2020

SCORE PROPERTY, LLC,
an Illinois limited liability company


By: 
Charlene M. Gervais, member and manager

By: 
Steven Evavold, member and manager

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Charlene M. Gervais and Steven Evavold, personally known to me to be the sole members and managers of SCORE PROPERTY, LLC, an Illinois limited liability company, and further personally known to me to be the same persons whose names 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 rights of homestead.

Given under my hand and official seal, this 31 day of July, 2020




Notary Public

My commission expires 9/18/22

This instrument prepared by W. Raymond Pasulka, 70 West Madison, Suite 2222, Chicago, Illinois 60602

MAIL TO:

Daniel Stefanczuk, Attorney
6841 W. Belmont Ave.
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Kevin Taylor
2629 N. California 2nd Floor
Chicago IL 60647