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Doc#: 2029562134 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2020 11:54 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

Dec ID 20200801674780
ST/CO Stamp 1-092-309-472
City Stamp 0-660-107-744

PREPARED BY: 748035 1/3

Lawrence M. Benjamin
Neal • Gerber • Eisenberg LLP
2 N. LaSalle • Suite 2000
Chicago, Illinois 60602

AFTER RECORDING RETURN TO:

Mazek Law Group LLC
3805 N. Lincoln
Chicago, IL 60633

(The Above Space for Recorders Use Only)

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this 17th day of February 2018, by and between SC-I Venture, Inc., a Nevada corporation ("Grantor"), whose legal address is c/o Creative Designs Builders Company, 4355 North Ravenswood Avenue, Chicago IL 60613-1151, and Dianna W. Bolen ("Grantee"), whose address is 4350 N. Hermitage, Chicago, Illinois:

WITNESSETH, that Grantor, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of its right, title and interest, if any, in the real property, together with improvements, if any, situate, lying and being in the City of Chicago, Illinois, County of Cook and State of Illinois, described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances (collectively, the "Property").

TO HAVE AND TO HOLD the Property, in fee simple, unto the Grantee and its successors and assigns forever subject only to those exceptions listed on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

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Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject only to the Permitted Exceptions.

[Remainder of page intentionally left blank; Signature page follows]

Property of Cook County Clerk's Office

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Mail to:

Mazek Law Group LLC
3805 N. Lincoln
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

D. Bolan
(Name)

4350 N. Hermitage Ave
(Address)

Chicago, IL 60613
(City, State and Zip)

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EXHIBIT A
TO SPECIAL WARRANTY DEED
Legal Description of Property

The south 3 ¾ feet of the North 7 ½ feet of Lot 2 in Block 24 In Ravenswood, Being A Subdivision In Sections 17 And 18, Township 40 North, RANGE 14, East Of The Third Principal Meridian, In Cook County, Illinois.

14-18-403-028-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED Permitted Exceptions

1. Real Estate and special assessments taxes not yet due and payable.
2. All covenants, exceptions, easements, restrictions of record, exception or matter not created or caused by Grantor or anyone claiming by, through or under Grantor.
3. Rights or claims of parties in possession not shown by Public Records.
4. Encroachment of the building located mainly on the land, over and onto the public alley East and adjoining by as much as 0.10 of a foot, over and onto the public way West and adjoining by as much as 0.92 of a foot and over and onto the public way North and adjoining by as much as 0.46 of a foot as disclosed by survey dated May 31, 1989, certified June 5, 1989, by Gremley & Biedermann, Inc., number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc., number 1001201.
5. Encroachment of a concrete walk from property South and adjoining, over and onto Parcel 2 by as much as 1.37 feet, as disclosed by survey dated May 31, 1989, certified June 5, 1989, number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc. number 1001201.
6. Terms, provisions, conditions, and limitations of the Ravenswood Model Industrial Corridor External Building Improvement Program Grant Agreement dated May 24, 1996 and recorded April 22, 1997 as document 972/2010.

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STATEMENT BY GRANTOR AND GRANTEE

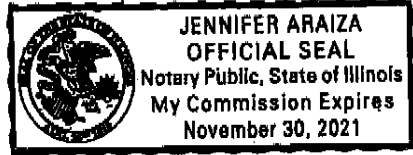
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

DATED: 8/25/20

SIGNATURE: *Jennifer Araiza*
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: *Jennifer Araiza*



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 ILLINOIS.

DATED: 8/25/20

SIGNATURE: *Jennifer Araiza*
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: *Jennifer Araiza*



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE QUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.