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Doc# 2029717052 Fee \$88.00

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

EDWARD M. MOODY

SPECIAL WARRANTY DEED

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2020 10:36 AM PG: 1 OF 4

COVER PAGE

Grantor: American Ashland LLC
Grantee: Soyna Hardy

LOT 27 (EXCEPT THE SOUTH 6 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 28 IN BLOCK 3 IN ALFRED COWLES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 8153 S. Muskegon Avenue, Chicago IL 60617
PIN: 21-31-217-050-0000

20GSA615032UP
MM 20/2

Chicago Title

S 4
P 4
S 1
M
SC
E
INT SB

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SPECIAL WARRANTY DEED

THE Grantor, American Ashland, LLC, an Illinois limited liability company, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, hereby grants, sells and conveys to SONYA HARDY, of 6901 S. Cregier, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to covenants, conditions and restrictions of record; general real estate taxes for the year 2020 and subsequent years hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

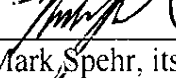
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.


Permanent Real Estate Index Number: 21-31-217-050-0000

Address of Real Estate: 8153^{South} Muskegon Avenue, Chicago, Illinois 60617

Dated this 25th day of September 2020.



American Ashland, LLC, an Illinois Limited Liability Company
By: First Secure Community Bank, its Manager

By: 
Mark Spehr, its President and CEO

REAL ESTATE TRANSFER TAX		12-Oct-2020
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *

21-31-217-050-0000 | 20200901606257 | 1-415-556-576

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

REAL ESTATE TRANSFER TAX		12-Oct-2020
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00

21-31-217-050-0000 | 20200901606257 | 0-604-499-424

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Spehr personally known to me to be the President of First Secure Community Bank, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of September, 2020.

Marguerite J. Jordan
Notary Public

Commission expires: 3/22/2023



MAIL TO: DAN GREENBERG

SEND SUBSEQUENT TAX BILLS TO:

18141 Dixie Highway STE 111
Homewood IL 60430

This instrument was prepared by: Frank M. Greenfield, 5 Revere Drive, Suite 200, Northbrook, Illinois 60062.

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EXHIBIT A

LOT 27 (EXCEPT THE SOUTH 6 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 28 IN BLOCK 3 IN ALFRED COWLES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 8153 S. MUSKEGON AVENUE, CHICAGO IL 60617

PIN 21-51-217-050-0000

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerks Office