

UNOFFICIAL COPY



2030408023

Doc# 2030408023 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2020 11:09 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

PREPARED BY:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

114360010122

THIS INDENTURE, made on 15 day of APRIL, 2020, by and between **WRITE HOME PROPERTIES LLC-10118**, duly authorized to transact business in the STATE of Illinois, party of the first part, and **AHMIE HARMAN**, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of **(\$130,300.00)** Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it's 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:

Lot 19 (Except the North 1 Foot 8 inches thereof) in the Truesdell and Brown's Subdivision of Lot 12 of Hitt's Subdivision of the Southeast 1/4 of section 8, Township 37 North, Range 14, East of the Third Principle Meridian, in Cook County, Illinois.

APN: 25-08-416-035-0000

Property Address: 10118 S MAY ST, CHICAGO, IL 60643

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY;

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 the party of the first part, 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 the party of the second part and its assigns forever.

REAL ESTATE TRANSFER TAX

01-Oct-2020



CHICAGO: 978.75
CTA: 391.50
TOTAL: 1,370.25

REAL ESTATE TRANSFER TAX

30-Oct-2020



COUNTY: 65.25
ILLINOIS: 130.50
TOTAL: 195.75

25-08-416-035-0000 | 20200401670276 | 2-109-150-688

25-08-416-035-0000 | 20200401670276 | 2-120-119-264

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its 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 as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

WRITE HOME PROPERTIES LLC-10118

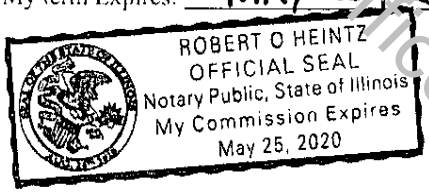
BY: [Signature]
ITS: MANAGER

STATE OF ILLINOIS)
)SS
COUNTY OF COOK

On this date, before me personally appeared TIMOTHY NICKOLS, before me known to be the person who executed the foregoing instrument on behalf of WRITE HOME PROPERTIES LLC-10118, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of ILLINOIS aforesaid, this 15 day of APRIL, 2020.

[Signature]
Notary Public
My term Expires: MAY 25, 2020



MAIL TO:
SPRUCE
[Signature]
4100 PENNYSON AVE, SUITE 225
PLANO, TX 75024

SEND SUBSEQUENT TAX BILLS TO:
AHMIE HARMAN
151 CALDWELL AVE APT 17
MOUNTAIN VIEW CA 94041

Loop Clerking Service, Inc
.77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565