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Doc#: 2030739025 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 09:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This instrument prepared by:
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603

Dec ID 20201001615277
ST/CO Stamp 0-935-294-432 ST Tax \$22.00 CO Tax \$11.00
City Stamp 1-003-599-328 City Tax: \$231.00

2065C156029UP
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3K Property Investments LLC, an Illinois limited liability company, with a principal business address of 1900 E. Golf Road, Suite 950A, Schaumburg, Illinois 60173 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **VERONICA SIMMONS**, individually, as Grantee, Grantor's entire estate, right, title, interest, claim and demand in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

3056 E 79th Pl Chicago IL 60617

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, **THAT Grantor WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 10 AND THE NORTH 1/2 OF LOT 11 IN BLOCK 3 IN DANIEL J. FALLS ADDITION TO PULLMAN,
BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Common Address: 11624 S. Yale Avenue, Chicago, IL 60628
Real Estate Index Number: 25-21-410-025-0000

Property of Cook County Clerk's Office