

# UNOFFICIAL COPY

Doc#: 2030940159 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 11/04/2020 05:54 PM Pg: 1 of 2

Dec ID 20200901602388

ST/CO Stamp 1-293-534-688 ST Tax \$2,900.00 CO Tax \$1,450.00

City Stamp 1-830-405-600 City Tax: \$30,450.00

**Prepared by:**

Cambi L. Cann  
Law Offices of Cambi L. Cann, P.C.  
22 W. Washington, Suite 1500  
Chicago, Illinois 60602

**After recording mail to:**

Brotschul Potts LLC  
Attn: Mr. Chris Cirillo, Esq  
30 North LaSalle, Suite 1402  
Chicago, Illinois 60604

**Send future tax bills to:**

3124 N. Kimball LLC  
1436 W. Berwyn  
Chicago IL 60640

(Above space for Recorder's use only)

## **SPECIAL WARRANTY DEED**

THE GRANTOR, **EVEREST INVESTMENTS, LLC – 3124 N KIMBALL SERIES**, an Illinois series limited liability company (“Grantor”), having an address 1464-70 W. Webster Avenue, Chicago, Illinois 60614, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to **3124 N. KIMBALL, LLC**, an Illinois limited liability company (“Grantee”), having an address 1436 W. Berwyn, Chicago, Illinois 60640, all of its right, title, and interest in the following described Real Estate:

LOTS 39 AND 40 IN BLOCK 1 IN S.E. GROSS 2ND ENTER DEN LINDEN ADDITION TO CHICAGO IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3124-3128 N. Kimball Avenue, Chicago, Illinois 60618.  
Property Index Number: 13-26-203-030-0000.

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

This is not a homestead property.

[Signature and notary page to follow]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 21<sup>st</sup> day of September, 2020.

**EVEREST INVESTMENTS, LLC – 3124 N KIMBALL SERIES**  
an Illinois series limited liability company

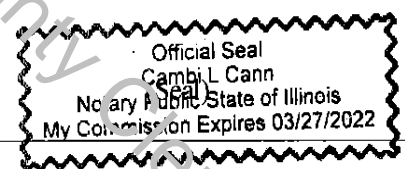
By: Brent Straitiff  
Brent Straitiff, Manager

STATE OF ILLINOIS                      )  
                                                      ) ss.  
COUNTY OF COOK                     )

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **BRENT STRAITIFF**, the Manager of **EVEREST INVESTMENTS, LLC – 3124 N KIMBALL SERIES**, an Illinois series limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21<sup>st</sup> day of September, 2020.

Cambi L. Cann  
Notary Public  
My Commission Expires: 3/27/2022



Property of Cook County Clerk's Office