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Doc# 2031401076 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 02:35 PM PG: 1 OF 3

(171)
Chicago Title/RA
2065A61507LP

This Document Prepared by:
Frank M. Greenfield
5 Revere Dr.
Suite 200
Northbrook, IL 60062.

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 DHS 164 LLC, an ~~Illinois~~ ^{*Florida*} Limited Liability Company, of 6030 Mission Hills, Salem, Oregon, 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: 21-31-302-036-0000
Address of Real Estate: 8342 S. Kingston Avenue, Chicago, Illinois 60617

Dated this 11 day of October, 2020.

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

By:
Mark Spehr, its President

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LEGAL DESCRIPTION

LOT 18 IN BLOCK 38 IN HILLS ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office