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(T 20GN W50 700 3WH PREPARED BY: NICOLE M. KERSTEN

Law Office of Nicole M, Kersten, PC 1N141 County Farm Road, Suite 230

Winfield, Illinois 60190

212_

MAIL TAX BILL TO:

JOHN BAILEY 4922 W. ARLINGTON ST. CHICAGO, IL GOGY-4

MAIL RECORDED DEED TO:

JOHN BAILEY 4922 W. ARLINGTON ST. CHICKGO, IL 60644 SPI Doc#. 2032539375 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 11/20/2020 03:07 PM Pg: 1 of 2

Dec ID 20201001643254

ST/CO Stamp 1-196-397-536 ST Tax \$103.00 CO Tax \$51.50

City Stamp 0-767-284-192 City Tax: \$1,081.50

SPECIAL WARRANTY DEED

THE GRANTOR(S), LEAF CAPITAL OF DELAWARE, LLC, a Delaware Limited Liability Company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to a anority given by the Member(s) of said Limited Liability Company, party of the first part, GRANTS, CONVINS AND SELLS to JT MOTOR SALES, LLC, an Arkansas Limited Liability Company, , all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 23 IN BLOCK 2 IN DOUGLAS PARK BOULE ARD BOHEMIAN LAND ASSOCIATION, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERLUAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 16-23-116-033-0000

ADDRESS OF PREMISES: 1442 S. Avers Avenue

Chicago, Illinois 60623

-lort's Orric GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

2032539375 Page: 2 of 2

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	19	Day of	October	20 20	LEAF CA	PITAL OF I	DELAWARE,	LLC
					['] Situs I	Holdings, Ll	Th LLC, as Me LC, as Manag horized agent	er
authorized : instrument,	ne undersig Delaware, L agent, pers appeared b	ined, a Not LC, by CA onally knov pefore me th	F 2018-1 REQ vn to me to be his day in perso	ing for said Cour II LLC, as Mer the same persoon, and asknowle y act, for the uses	nber, Situs Hol n(s) whose nar daed that he/sh	dings, LLC, ne(s) is/are ne/thev signe	as Manager, subscribed to ed sealed and	Jim Goodall, the foregoing
				d and notarial se	a) this 19	_ Day of _	October	20 <u>20</u>
		}	JONIVIKET HE ary Public - No Mecklenburg Commission Expires C	orth Carolina(County		O. Tis	Office	