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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

212
MAIL TAX BILL TO:

JOHN BAILEY
4922 W. ARLINGTON ST.
CHICAGO, IL 60644

MAIL RECORDED DEED TO:

JOHN BAILEY
4922 W. ARLINGTON ST.
CHICAGO, IL 60644

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 authority given by the Member(s) of said Limited Liability Company, party of the first part, GRANTS, CONVEYS 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 BOULEVARD 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 MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

**ADDRESS OF PREMISES: 1442 S. Avers Avenue
Chicago, Illinois 60623**

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.

