

UNOFFICIAL COPY



2035733096D

SPECIAL WARRANTY DEED

Doc# 2035733096 Fee \$88.00

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

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 02:52 PM PG: 1 OF 2

THIS AGREEMENT, made between Grantor, CAMANRO INC., an Illinois corporation, party of the first part, and Grantee, Puzon Investments LLC, 2720 Dundee Road, Suite 116, Northbrook, IL 60062, party of the second part,
T0004523
Old Republic Title 1/5
9601 Southwest Highway
Oak Lawn, IL 60453

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REUSE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

THE SOUTH 23.83 FEET OF THE NORTH 542.83 FEET OF THE EAST 57 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE TAKEN AS A SINGLE TRACT: LOTS 2, 3, 4, 5, 13, 14, AND 15, IN THE W.A. JAMES SUBDIVISION OF LOT 4 (EXCEPT THE EAST 243.54 FEET) IN EXECUTOR'S SUBDIVISION OF LOT 3, IN THE PARTITION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **1835 South Kildare Ave., Chicago, IL 60623**
Permanent Index Number: **16-22-410-028-0000**

Together with all the hereditaments and appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.

And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, Subject To: taxes for 2019 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises; any lien or interest not extinguished by the issuance and

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 16th day of October, 2020.

Grantor: CAMANRO INC.

[Signature]
By Eric Moore, President
[Signature]
By Glen Hunter, Corporate Controller

REAL ESTATE TRANSFER TAX
CHICAGO: 22-Oct-2020
CTA: 442.50
TOTAL: 177.00
16-22-410-028-0000 | 20201001627863 | 1-617-290-208
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX
22-Oct-2020
COUNTY: 29.50
ILLINOIS: 59.00
TOTAL: 88.50
16-22-410-028-0000 | 20201001627863 | 0-084-943-840

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Moore, President and Glen Hunter, Corporate Controller of CAMANRO INC., both 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of October, 2020.

[Signature]
Notary Public

This instrument was prepared by:
CAMANRO INC.
100 N. LaSalle St., Suite 2400
Chicago, IL 60602



SEND SUBSEQUENT TAX BILLS AND RECORDED DEED TO:

PJZON INVESTMENTS LLC
2720 DUNDEE RD SUITE # 116
NORTHBROOK IL 60062

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
TQ 00452 3 2/5