

UNOFFICIAL COPY

SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUALS

Doc#: 2036501341 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2020 02:11 PM Pg: 1 of 2

ILLINOIS

Dec ID 20200901688807
ST/CO Stamp 1-825-256-928 ST Tax \$325.00 CO Tax \$162.50

Above Space for Recorder's Use Only

THIS AGREEMENT between T.K.O Property Mgt. LLC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Billy Anthony and Tifani Anderson, his wife as Tenants by the Entirety of 1752 W. Maypole, Unit #202, Chicago, Illinois, 60612 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 34 AND LOT 35 IN BLOCK 19 IN B. F. JACOBS EVERGREEN PARK SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILWAY COMPANY) IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Billy Anthony and Tifani Anderson, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

SUBJECT TO: General taxes for the year ²⁰²⁰ ~~2019~~ and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 24-02-421-013-0000 & 24-02-421-014-0000

Address of Real Estate: 9327 S. Turner Ave. Evergreen Park Illinois 60805

No. 5445

Village of Evergreen Park

\$ 1625.00
Suzanne M. Pistrich
Address: 9327 Turner Ave
Real Estate Transaction Stamp

FIDELITY NATIONAL TITLE DC20034258

REAL ESTATE TRANSFER TAX

02-Oct-2020

		COUNTY:	162.50
		ILLINOIS:	325.00
		TOTAL:	487.50

24-02-421-013-0000 | 20200901688807 | 1-825-256-928

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The date of this deed of conveyance is this 15 day of September, 2020.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Managers, on the date stated herein.

Name of Corporation: T.K.O. Property MGT. LLC

By: *Thomas Ollenburger*
 Thomas Ollenburger
 Its: Manager

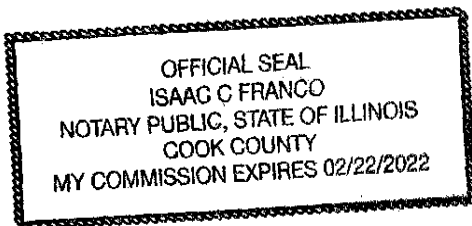
By: *Kristin Ollenburger*
 Kristin Ollenburger
 Its: Manager

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 Thomas Ollenburger and Kristin Ollenburger personally known to me to be the managers of T.K.O. Property Mgt. LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such managers, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of September, 2020.



Isaag C Franco
 Notary Public

This instrument was prepared by:
 Bernard F. Lord
 Ozinga, Lepore, Campbell & Lord
 11950 S. Harlem, Suite 101
 Palos Heights, IL 60463

Send subsequent tax bills to:
 Billy Anthony and Tifani Anthony
 9327 S. Turner Ave.
 Evergreen Park, Illinois 60805

Mail recorded document to:
 Adam J. Wilde
 Wilde Law Group, LLC
 1016 W. Jackson Blvd
 Chicago, IL 60607