

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY**

**Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563**

Doc#: 2100813315 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 02:13 PM Pg: 1 of 3

Dec ID 20201201679749
ST/CO Stamp 0-820-729-824 ST Tax \$279.00 CO Tax \$139.50
City Stamp 0-239-491-040 City Tax: \$2,929.50

2020-10/20/20 3 of 4

Preparer File: 7040 S. Morgan St, Chicago, IL 60621

THE GRANTOR, Ultimate Homes Chicago LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Morgan Selvage, a never married woman, of 2801 S. King Dr, Chicago, IL 60616 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property
SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years.

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 the grantor.

Permanent Real Estate Index Number(s): 20-20-427-029-0000

Address(es) of Real Estate: 7040 S. Morgan St, Chicago, IL 60621

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, this:

24 day of October, 2020

Ultimate Homes Chicago LLC

By: Jason Williams
Jason Williams, Member

REAL ESTATE TRANSFER TAX		07-Dec-2020
CHICAGO:		2,092.50
CTA:		837.00
TOTAL:		2,929.50 *

20-20-427-029-0000 | 20201201679749 | 0-239-491-040

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Dec-2020
COUNTY:		139.50
ILLINOIS:		279.00
TOTAL:		418.50

20-20-427-029-0000 | 20201201679749 | 0-820-729-824

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jason Williams, personally known to me to be the Member of the Ultimate Homes Chicago LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Jason Williams signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of October, 2020.



[Signature]
Notary Public

Prepared by:
Law Office of Alexis Hart McDowell, Ltd.
1507 E. 53rd Street #163
Chicago, IL 60615

Mail to:
Knight, Morris & Reddick Law Group
333 S. Wabash Ave
Ste 2700
Chicago, IL 60604

Name and Address of Taxpayer:
Morgan Seivage
2801 S. King Dr
Chicago, IL 60616

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

THE SOUTH 12 FEET OF LOT 16 AND THE NORTH 20 FEET OF LOT 17 IN BLOCK 16 IN LEE'S
SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-20-427-029-0000

Property of Cook County Clerk's Office