SPECIAL WARRAND FEEL CIAL COPY

(Corporation to Individual) (Illinois)



	Doc# 2102822023 Fee \$88.00
Mail to:	=======================================
Patrick McLoughlin and Mary McLoughlin	RHSP FEE: \$9.00 RPRF FEE: \$1.00
5725 W. 90 TH Street Oak Lawn, IL 60453	KAREN A. YARBROUGH Cook County Clerk
Name & Address of Taxpayer:	
Patrick McLoughlin and Mary	
McLoughlin	
5725 W. 90'1'H Street	
Oak Lawn, IL o0453	

RECORDER'S STAMP

This Agreement, made this 18TH day of September , 2020 between Belmont Realty Corp., a corporation created and existing under the laws of the State of Illinois and duly authorized to transact business in the state of Illinois with its principal place of business at 5339 W. Belmont Avenue, Chicago, IL 60041, party of the first part, and Patrick McLoughlin and Mary McLoughlin , party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ter. Dollars (\$10.00) 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 authority of the Board of Directors of said corporation, by these presents does GRANT AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the Councy of COOK, and State of Illinois known and described as follows to wit:

UNIT E-1 IN THE 51ST STATION CONDOMINIUM AS DELINEATED IN THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE 51ST AVENUE STATION, A PLANNED UNIT DEVELOPMENT, BEING A CONSOLIDATION PART OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON THE PLAT OF CONSOLIDATION RECORDED AS DOCUMENT NUMBER 0422419054, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0519919039, TOGETHER WITH THEIR PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 above described, with the appurtenances, unto the party of the second part, its 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, its 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 charge, except as herein recited; and that the said premises, against all persons lawfully claiming, or

2102822023 Page: 2 of 3

UNOFFICIAL COPY

to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any , provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 24-04-417-046-1130		
Address of Real Estate: 9440 S. 51 ST AVENUE, UNIT E-1, OAK LAWN, IL 60453		
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.		
Dated this <u>18^{fP}</u> day of <u>SEPTEMBER</u> , 20 <u>20</u>		
Belmont Realty Corp.		
By: Village Real Estate Transfer Tax of Oak Lawn S10 02651		
Its: Secretary and duly authorized representative REAL ESTATE TRANSFER TAX 28- (ap-202)		
STATE OF ILLINOIS) SS COUNTY OF COOK) REAL ESTATE TRANSFER TAX 28-Jan-202 COUNTY: 1.0 LLINOIS: 2.0 TOTAL: 3.0 24-04-417-046-1130 20210101624620 0-306-742-288		
The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Belmont Realty Corp. , by its Secretary and duly authorized representative , John Beaulieu , personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed,		
sealed and delivered the said instrument as his/her free and voluntary act, for the vises and purposes therein set forth, including the release and waiver of the right of homestead.		
Given under my hand an official seal this day ofSEPTEMBER, 2029		

GEORGIA PAPAGIANNIS

Official Seal Notary Public - State of Illinois

My Commission Expires Aug 25, 2024

This instrument was prepared by: Beaulieu Law Offices, P.C. 5339 W. Belmont Avenue

Chicago, Illinois 60641

2102822023 Page: 3 of 3

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September, 20 20 Signature	e: Jale 120
0,	Grantor or Agent
Subscribed and Sworn to before me by the said GEORGIA PAFFIANIS	
this / 8 day of SEP18/158/20 20	GEORGÍA PAPAGIANNIS Official Sea!
Deviza Papagionia	Notary Public - State of Illinois My Commission Expires Aug 25, 2024
NOTARY PUBLIC	***************************************

The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9-2/ 2020 Signature: Pakuch Grantee or Agent

Subscribed and Sworn to before me by the said Patrick Mc Lunklyn
this 21, day of September 2020

NOTARY PUBLIC

OFFICIAL SEAL
LEE MONTGOMERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/12/21

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.