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2103525020

Doc# 2103525020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 11:48 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

Prepared By
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

FIRST AMERICAN TITLE
FILE # 301 2774

The GRANTORS, AKTION PARTNERS, LLC, an Illinois Limited Liability Company, by and through its Managers, PAUL WEINWUTH & CHRISTOPHER DALTON & MATTHEW SCHMELZ, and WHIPPLE INVESTMENTS LLC, an Illinois Limited Liability Company by and through its Manager. AKTION PARTNERS, LLC, an Illinois Limited Liability Company; and PADRAIC CONNOLLY and SIOBHAN RICE, Husband and Wife; and RONAN P. DALTON and EITHNE M. DUIGNAN, Husband and Wife; and BRIAN J. CONNOLLY, a married man, all of 1802 West Berteau, Chicago, IL 60613 for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEY and WARRANT to GRANTEE,

MK CONSTRUCTION & BUILDERS, INC. , an Illinois Corporation with a principal address of 2000 N. Milwaukee Avenue, Chicago, IL 60647 the following described property located in the City of Chicago, County of Cook and State of Illinois, to wit:

Lots 27, 28, 29, 30, 31, 32, 33, 34 and 35 in Block 3 in Field's Boulevard Addition to Irving Park, a Subdivision of the East Half of the West Half of the Southeast Quarter of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; and general real estate taxes not yet due and payable at the time of closing.

P.I.N. # 13-13-319-014-0000 (4107 Whipple); 13-13-319-013-0000 (4111 Whipple);
13-13-319-012-0000 (4115 Whipple); 13-13-319-011-0000 (4119 Whipple);
13-13-319-010-0000 (4123 Whipple); 13-13-319-009-0000 (4125 Whipple).

Property Address: 4107-4125 North Whipple Street, Chicago, IL 60618

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY FOR ANY SPOUSE OF ANY GRANTOR.

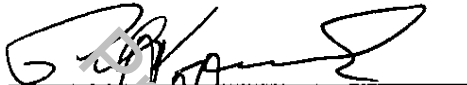
1063

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Dated this 26th day of October, 2020.

AKTION PARTNERS, LLC
An Illinois Limited Liability Company

WHIPPLE INVESTMENTS LLC
An Illinois Limited Liability Company
By: AKTION PARTNERS, LLC
An Illinois Limited Liability Company
Its Manager


By: PAUL WEINEUTH, Manager


By: PAUL WEINEUTH, Manager

By: CHRISTOPHER DALTON, Manager

By: CHRISTOPHER DALTON, Manager


By: MATTHEW SCHMELTZ, Manager




By: MATTHEW SCHMELTZ, Manager

State of Illinois)
County of Cook) ss.


I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that PAUL WEINEUTH & CHRISTOPHER DALTON & MATTHEW SCHMELTZ 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 acknowledged that they signed, sealed and delivered said deed as their free and voluntary act and in their capacities as the authorized signatories and Managers of Aktion Partners, LLC and as the authorized signatories and Managers of Whipple Investments LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of October, 2020.


NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		06-Nov-2020
	COUNTY:	1,250.00
	ILLINOIS:	2,500.00
	TOTAL:	3,750.00
13-13-319-014-0000 20201001644655 1-565-488-096		

OFFICIAL SEAL
GLORIA M MORAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/12/23

REAL ESTATE TRANSFER TAX		06-Nov-2020
	CHICAGO:	18,750.00
	CTA:	7,500.00
	TOTAL:	26,250.00 *
13-13-319-014-0000 20201001644655 1-631-433-696		

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

UNOFFICIAL COPY

Dated this 26 day of October, 2020.


PADRAIC CONNOLLY


SIOBHAN RICE


RONAN P. DALTON

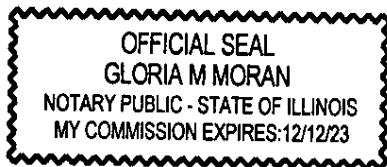

EITHNE M. DUIGNAN


BRIAN J. CONNOLLY

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that PADRAIC CONNOLLY and SIOBHAN RICE and RONAN P. DALTON and EITHNE M. DUIGNAN and BRIAN J. CONNOLLY 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 acknowledged that they signed, sealed and delivered said deed as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of October, 2020.




NOTARY PUBLIC

AFTER RECORDING, MAIL TO:
MK Construction & Builders
2000 N. Milwaukee Ave.
Chicago, IL 60647

SEND TAX BILLS TO:
MK Construction & Builders
2000 N. Milwaukee Ave.
Chicago, IL 60647