



\*2104819037D\*

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc# 2104819037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 11:40 AM PG: 1 OF 4

THE GRANTOR, CV REC Properties, LLC, a limited liability company created and existing under and by virtue of the laws of the State of California, for and in consideration of Ten and 00/100 Dollars, 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 Chicago 21, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOTS 1 AND 2 IN WILLIAM ESCH'S SUBDIVISION OF BLOCK 33 IN JONES SUBDIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT CERTAIN TRACTS CONVEYED) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) covenants, conditions, restrictions, building lines, ordinances and easements of record; (b) building violations and building violation suits (c) encroachments, if any; (d) all special governmental taxes or assessments confirmed and unconfirmed, homeowners or condominium association declaration and bylaws, if any; (e) general real estate taxes not yet due and payable (f) the rights of tenants under existing leases affecting the Property

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 again all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 20-29-318-016-0000

Address(es) of Real Estate: 7800 South Bishop Street  
Chicago, IL 60620

REAL ESTATE TRANSFER TAX	16-Feb-2021
CHICAGO:	4,687.50
CTA:	1,875.00
TOTAL:	6,562.50



20-29-318-016-0000 | 20210201635763 | 1-029-016-592

REAL ESTATE TRANSFER TAX	17-Feb-2021
COUNTY:	312.50
ILLINOIS:	625.00
TOTAL:	937.50



20-29-318-016-0000 | 20210201635763 | 1-512-780-816

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

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# UNOFFICIAL COPY

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 Manager, this:

10<sup>th</sup> day of December, 2020.

CV REO Properties, LLC

By: 

Its: CEO

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF California, COUNTY OF San Francisco SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Keith Tomao personally known to me to be the CEO of the CV REO Properties, 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 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 10<sup>th</sup> day of December, 2020.

See Attachment  
Notary Public

Prepared by:  
The Weinger Law Firm LLC  
2 North LaSalle St., Suite 1600  
Chicago, IL 60602

Record & Return to:  
Riverside Abstract, LLC  
1 Paragon Drive, Suite 150B  
Montvale, NJ 07645

~~Mailed to:~~

Name and Address of Taxpayer:

Chicago 21 LLC  
4403 15<sup>th</sup> Avenue, Suite 192  
Brooklyn, NY 11219

Property of Cook County Clerk's Office

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

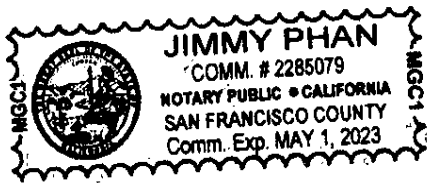
On December 15, 2020 before me, Jimmy Phan, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Keith Tomao  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: \_\_\_\_\_  
Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_