

UNOFFICIAL COPY

Doc#: 2107417218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 02:14 PM Pg: 1 of 2

Dec ID 20201001616429
ST/CO Stamp 0-352-672-784 ST Tax \$48.00 CO Tax \$24.00
City Stamp 0-976-239-632 City Tax: \$541.96

SPECIAL WARRANTY DEED

Mall to:

Nasia Stroud
12025 S. Lafayette Ave
Chicago, IL 60628

Name and Address of Taxpayer:

Nasia Stroud
12025 S. Lafayette Ave
Chicago, IL 60628

RECORDER'S STAMP

October

THIS INDENTURE, made on the 02 day of ~~September~~, 2020, by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, of 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Nasia E Stroud**, a married woman, residing at 12025 S. Lafayette Ave, Chicago, Illinois 60628 (hereinafter "Grantee").

WITNESSETH, THAT Grantor, by the authority of its Board of Directors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, does hereby grant and convey unto the said Grantee that real estate fully described below, situated in Cook County, Illinois, subject to general real estate taxes not due and payable, past-due/sold real estate taxes for tax years 2009 through 2019, special assessments, covenants, conditions, and restrictions of record, building lines and easements affecting the Property, and all zoning ordinances.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

PROPERTY DESCRIPTION:

LOT 10 IN BLOCK 5 IN FALLIS AND GAN'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THAT PART LYING EAST OF WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument prepared by Mark Brosius, 4751 W. Touhy Ave, Ste. 101, Lincolnwood, Illinois 60712

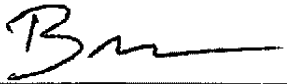
UNOFFICIAL COPY

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

Permanent Index Number: 25-21-420-023

Property Address: 11622 S. Lafayette Ave, Chicago, Illinois 60628

ALLIANCE TITLE CORPORATION.



Illinois Land Investment, Inc., by
Brian Urbanowski, its President

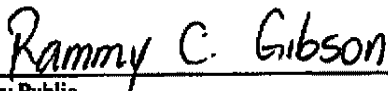
State of Illinois
County of COOK

I, Rammy C. Gibson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

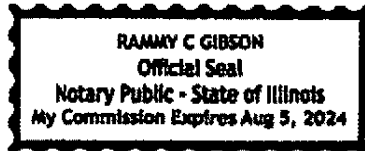
Brian Urbanowski

, known by me, personally or based upon satisfactory evidence, to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, in his capacity as President of Illinois Land Investment, Inc., and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 02 day of October, 2020.



Notary Public



| REAL ESTATE TRANSFER TAX | | 26-Feb-2021 |
|--------------------------|--|-------------|
| CHICAGO: | | 360.00 |
| CTA: | | 144.00 |
| TOTAL: | | 504.00 * |

25-21-420-023-0000 | 20201001616429 | 0-976-239-632

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

| REAL ESTATE TRANSFER TAX | | 26-Feb-2021 |
|--------------------------|--|-------------|
| COUNTY: | | 24.00 |
| ILLINOIS: | | 48.00 |
| TOTAL: | | 72.00 |

25-21-420-023-0000 | 20201001616429 | 0-352-672-784