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Karen A. Yarbrough

Cook County Clerk

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Dec ID 20210201647570

ST/CO Stamp 0-349-494-288 ST Tax \$37.50 CO Tax \$18.75

City Stamp 1-154-800-656 City Tax: \$393.75

PREPARED BY:

Codilis & Associates, P.C.

Jennifer Moses, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Family First Property Ventures LLC

6030 S. Komensky Ave.

Chicago, IL 60629

MAIL RECORDED DEED TO:

Family First

14147 GARAVOQUE

ORLAND PARK IL

60467.

1/2 200291359903

SPECIAL WARRANTY DEED

THE GRANTOR, MTGLQ Investors, L.P., of 55 Bettie Place, Ste 110, Greenville, SC 29601, a corporation organized and existing under the laws of _____, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Family First Property Ventures LLC, of 6030 S. Komensky Ave. Chicago, IL 60629, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK THIRTY (30) IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER AND THE SOUTH WEST QUARTER OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-09-313-012-0000

PROPERTY ADDRESS: 10037 S Parnell, Chicago, IL 60628

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 grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

