

# UNOFFICIAL COPY

Doc#: 2109112228 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/01/2021 11:48 AM Pg: 1 of 2

This instrument Prepared by:

Law office of  
Christopher S. Koziol, P.C.  
6444 N. Milwaukee Ave  
Chicago, IL 60631

Dec ID 20210301671101

ST/CO Stamp 1-809-779-216 ST Tax \$120.00 CO Tax \$60.00

City Stamp 0-532-318-736 City Tax: \$1,260.00

Return and mail tax statement to:

Dom Acquisitions LLC  
2720 W. Chicago Ave  
Chicago, IL 60622

## SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 18<sup>th</sup> day of March 2021 by K DEVELOPMENT LLC, an Illinois Limited Liability Company whose address is 338 W. Armitage, Chicago, IL hereinafter called GRANTOR, grants to DOM ACQUISITIONS LLC, an Illinois Limited Liability Company whose address is 2720 W. Chicago Ave, Chicago, IL hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

THE WEST 30 FEET OF LOT 11 IN BLOCK 2 IN WHITE AND COLEMAN'S SUBDIVISION OF LOTS 16 TO 25, INCLUSIVE, OF BLOCK 1, LOTS 1 TO 13, INCLUSIVE, OF BLOCK 2; LOTS 13 TO 25, INCLUSIVE OF BLOCK 3 ALL IN JUNIUS MULVERYS SUBDIVISION OF THE SOUTH 703 4/10 FEET OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-23-227-012-0000  
Address of Real Estate: 1443 E. 66<sup>TH</sup> PL, CHICAGO, IL 60637

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

File nr: AT201426 //  
**After recording mail to:**  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

# UNOFFICIAL COPY

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

K DEVELOPMENT, LLC

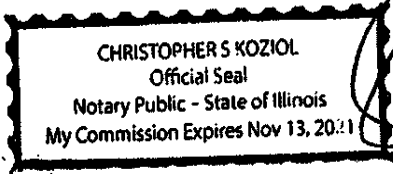
By: *Bogdan Klek*

Its: SOLE MANAGING MEMBER

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 18<sup>th</sup> day of March 2021 by Bogdan Klek, managing member of K DEVELOPMENT, LLC who is personally known to me or who has produced D.V. LICENSE as identification and who signed this instrument willingly.



*[Signature]*  
Notary Public  
My commission expires \_\_\_\_\_

PROBATE CLERK'S OFFICE