

# UNOFFICIAL COPY

Doc#. 2109221007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/02/2021 07:09 AM Pg: 1 of 3

Dec ID 20210101605075  
ST/CO Stamp 1-074-549-776 ST Tax \$37.00 CO Tax \$18.50

(04) 21 000481 MM  
5/5

**PREPARED BY/RETURN TO:**

Donnica Seymour  
7001 Sunset Andrews Rd.  
# 374  
Columbia, SC 29012

**Grantee Address/Send Tax Statements To:**

Bmw props. LLC  
1202 75<sup>th</sup> ST  
125  
Downers Grove, IL 60515  
**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
15-10-431-018-000 and 15-10-431-015-0000

## SPECIAL WARRANTY DEED

This **Special Warranty Deed** is made on this 5<sup>th</sup> day of December, 2020 between Grantor, **Gregory Anderson**, whose address is 840 S 16<sup>th</sup> Ave Maywood, IL 60153 ("Grantor"), and Grantee, **BMW Props, LLC** an Illinois Limited Liability ("Grantee"), and to Grantee's heirs and assigns.

In consideration of the sum of Thirty Seven Thousand Dollars and 0/100 (\$37,000.00), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heir and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **840 S 16<sup>th</sup>** and situated in the County of Cook, City of Maywood, State of Illinois, described as follows ("the Premises"):

SEE ATTACHED EXHIBIT "A" -- LEGAL DESCRIPTION

Property Address: 840 S 16<sup>th</sup> Avenue, Maywood, IL 60153  
Tax Map or Parcel ID #: 15-10-431-018-0000 and 15-10-431-015-0000  
Prior Recording Information:

DEED BEARING TRANSFER TAX PAID

148.00  
Sanche Wilson 1/19/21  
VILLAGE OF MAYWOOD

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Recorder of Deeds, Cook County, Illinois.

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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Property of Cook County Clerk's Office

Printed: \_\_\_\_\_

Grantor

Printed: \_\_\_\_\_

Gregory Andrus

By:

Its:

STATE OF )

) ss.

COUNTY OF )

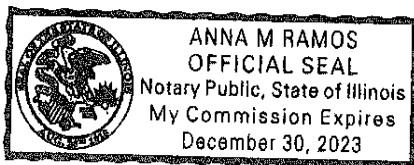
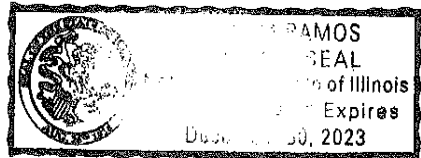
**BE IT REMEMBERED**, that on this 5 day of December, 2020, before me the subscriber, a Notary Public in and for said state, personally came Gregory Andrus the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Anna M Ramos

Notary Public-State of: IL

My Commission Expires: 12-30-23



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## EXHIBIT "A" LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

THE SOUTH ½ OF LOT 11 AND ALL OF LOT 10 (EXCEPT THE SOUTH 2 FEET) IN THE SUBDIVISION OF LOT 2 IN BLOCK 3 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 840 S 16<sup>th</sup> Avenue, Maywood, IL 60153

Tax Map or Parcel ID #: 15-10-431-018-0000 and 15-10-431-015-0000

Property of Cook County Clerk's Office