

# UNOFFICIAL COPY



\*2109757023D\*

Doc# 2109757023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2021 12:56 PM PG: 1 OF 4

**Return To:**

Morales Investors &  
Construction, LLC, an Illinois  
Limited Liability Company  
2527 S Lawndale Avenue  
Chicago, IL 60623

**This Instrument Prepared by:**

Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Morales Investors &  
Construction, LLC, an Illinois  
Limited Liability Company  
2527 S Lawndale Avenue  
Chicago, IL 60623

File: 203-2055049-Z

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 26th day of March, 2021, by and between **BMO Harris Bank, N.A.**, whose mailing address is 180 N Executive Drive, Brookfield, WI 53305, hereinafter called GRANTOR, grants to **Morales Investors & Construction, LLC, an Illinois Limited Liability Company**, whose address is 2527 S Lawndale Avenue, Chicago, IL 60623, 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 \$75,000.00 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, wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

P.I.N.: 16-35-106-043-0000

Property Address: 3148 S Millard Avenue, Chicago, IL 60623

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.

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TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

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

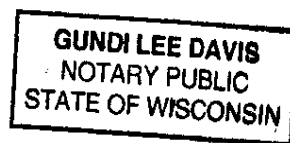
BMO Harris Bank, N.A.

By: 

Name/Title: Jennifer Viebrock, VP

STATE OF Wisconsin

COUNTY OF Waukegan




I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 3/26, 2021, by Jennifer Viebrock, who is the/a VP of BMO Harris Bank, N.A., who are personally known to me or have produced \_\_\_\_\_ as identification and who signed this instrument willingly.





Notary Public

My commission expires: 5-25-21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		02-Apr-2021
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50 *
16-35-106-043-0000   20210301666690   1-491-360-272		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Apr-2021
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
16-35-106-043-0000   20210301666690   0-381-330-960		

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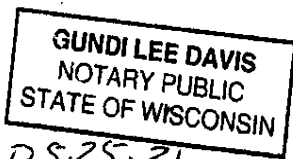
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 26, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Notary  
this 26 day of March, 2021.

NOTARY PUBLIC Gundi Lee Davis

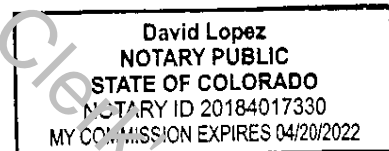


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 4/1/2021, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 1st day of April, 2021.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A

Lot 31 in Block 2 in Gary and Jacobson's Subdivision of part of the East ½ of the East ½ of the Northwest ¼ of Section 35, Township 39 North, Range 13 East, of the Third Principal Meridian, North of the West Fork of South Branch of Chicago River in Cook County, Illinois.

Tax ID No:16-35-106-043-0000

Property of Cook County Clerk's Office