

# UNOFFICIAL COPY

Doc#: 2109701134 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/07/2021 06:43 AM Pg: 1 of 3

Dec ID 20210301653847

ST/CO Stamp 1-810-223-632 ST Tax \$83.00 CO Tax \$41.50

City Stamp 0-140-567-056 City Tax: \$871.50

**SPECIAL WARRANTY  
DEED  
(ENTITY to ENTITY)  
(Illinois)**

THIS AGREEMENT, made  
this 23<sup>rd</sup> day of FEBRUARY  
2021, between **CLEARVUE  
CAPITAL CORPORATION**  
whose address is

901 Duma St #220  
Nb, Chicago 60660

a party of the first part, and  
**CISCO HOUSING  
SOLUTIONS INC** whose

address is

1940 Waverly Lane  
Algonquin IL 60002

party of the second part,  
WITNESSETH, that the party  
of the first part, for and in  
consideration of Ten Dollars  
and other good and valuable

consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/here their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOTS 31 AND 32 IN BLOCK 46 IN WEST PULLMAN IN THE WEST 1/2 OF THE  
NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 25-28-225-011-0000

ADDRESS(ES) OF REAL ESTATE: 12243 South Harvard, Chicago, IL 60628

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

21ST0009PK  
1071

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(i) general real estate taxes not yet due and payable; (ii) Intentionally deleted (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) Intentionally deleted; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO (ix) public and utility easements of record; (x) private easements of record; (xi) Intentionally deleted (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

CLEARVUE CAPITAL CORPORATION

By: 

SEE CALIFORNIA  
ACKNOWLEDGMENT  
DATE 2/24/21 INITL pu

MAIL TO  
Fournier Law Firm  
2001 MIDWEST RD  
#206  
OAK BROOK, IL 60523

Sends Tax Bill  
Cisco Housing Solutions Inc  
1940 Waverly Lane  
Algonquin IL 60102

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

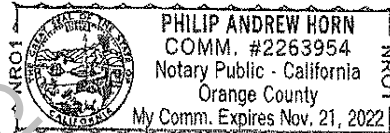
On February 24, 2021 before me, Philip Andrew Horn, Notary Public  
(insert name and title of the officer)

personally appeared Dennis Regan  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Phil Horn (Seal)



Property Clerk's Office