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2111901061D

Doc# 2111901061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 02:32 PM PG: 1 OF 3

This Document Prepared by:
Frank M. Greenfield
5 Revere Dr.
Suite 200
Northbrook, IL 60062

Chicago Title

SPECIAL WARRANTY DEED

1105C 254137LP K
THE Grantor, American Ashland, LLC, an Illinois limited liability company, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, hereby grants, sells and conveys to United Properties Restorations, LLC, an Illinois Limited Liability Company, of 433 W. 119th Street, Chicago, Illinois 60628, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to covenants, conditions and restrictions of record; general real estate taxes for the year 2020 and subsequent years hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by through or under the Grantor, but not otherwise.

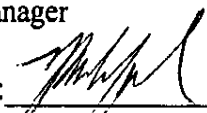
Permanent Real Estate Index Number: 26-06-104-024-0000

Address of Real Estate: 8708 S. Saginaw Avenue, Chicago, Illinois 60617

Dated this 26 day of January, 2021.

American Ashland, LLC, an Illinois
Limited Liability Company

By: First Secure Community Bank, its
Manager

By: 
Mark Spehr, its President/CEO

S ✓
P 3
S ✓
SC ✓
INT JP

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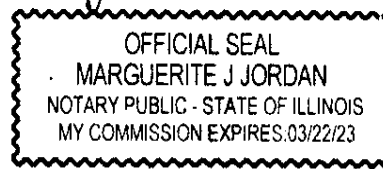
STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Spehr personally known to me to be the President of First Secure Community Bank, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2021.

Marguerite J. Jordan
 Notary Public

Commission expires: 3/22/23



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

United Properties
433 W. 119th
Chicago IL 60628

This instrument was prepared by: Frank M. Greenfield, 5 Revere Drive, Suite 200, Northbrook, Illinois 60062.

REAL ESTATE TRANSFER TAX

02-Mar-2021



COUNTY: 55.00
 ILLINOIS: 110.00
 TOTAL: 165.00

26-06-104-024-0000

| 20210201648837 | 0-292-486-160

REAL ESTATE TRANSFER TAX

02-Mar-2021



CHICAGO: 825.00
 CTA: 330.00
 TOTAL: 1,155.00 *

26-06-104-024-0000 | 20210201648837 | 0-757-742-608

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

LOT 3 AND LOT 4 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 16 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF FRACTIONAL SECTION 5 AND SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office