

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

TQ004597 2/3

THIS AGREEMENT, made between Grantor, Cortezz LLC, an Illinois Limited Liability Company, party of the first part, and Grantee, SLT Investments Group Inc., 1925 S. 49th Ct., Cicero, IL 60804, party of the second part,



Doc# 2113006010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2021 09:32 AM PG: 1 OF 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

LOT 17 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 1, 2 AND 3, BEING A SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as: 1222 S. Gunderson Ave., Berwyn, IL 60402
Permanent Index Number: 16-19-205-030-0000

S. 2
P. 2
S. 4-1
SC
INT JP

Together with all the hereditaments and appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.


And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her 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, Subject To: taxes for 2021 and future years not due and payable at the time of closing; covenants, restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; any lien or interest not extinguished by the issuance and recording of the Tax Deed recorded as Document 2105547024; and any interest in the premises granted by the party of the second part or created by her acts or omissions.

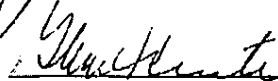
THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
2/22/2021 590.00
COLLECTION DEPARTMENT

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 25th day of March, 2021.

Grantor: CORTEZZ LLC


By Jack Stratton, Manager


By Glen Hunter, Member

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Apr-2021
		COUNTY: 29.50
		ILLINOIS: 59.00
		TOTAL: 88.50
16-19-205-030-0000	20210301673211	1-474-201-104

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack Stratton, Manager and Glen Hunter, Member, both personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of March, 2021.


Notary Public

This instrument was prepared by:
Cortezz LLC
336 E. North Ave., #200
Northlake, IL 60164



SEND SUBSEQUENT TAX BILLS AND RECORDED DEED TO:

To: R. Saito
1925 S. 49th St
Cicero, IL
60804

Law Office of James M. Panletto, PC
220 E. North Ave
Northlake, IL 60164

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1200 4547 213