

UNOFFICIAL COPY

Doc#: 2113039120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2021 06:54 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

The Grantor, **Jester Properties, LLC**, an Illinois limited liability company; of 1538 Southgate Road, Bartlett, IL 60103, for and in consideration of Ten & 00/100 (\$10.00) Dollars, in hand paid, grants, bargains, sells, conveys and specially warrants to Grantees, ~~Laura Sullivan~~ and ~~Tim Sullivan~~, husband and wife, as Tenants by the Entirety, of 4842 West 35th Avenue SW, Seattle, Washington 98126, the following described Real Estate situated in the County of Cook State of Illinois, to wit:

Dec ID 20210301682535
ST/CO Stamp 0-221-331-728 ST Tax \$530.00 CO Tax \$265.00
City Stamp 1-406-714-128 City Tax: \$5,565.00

SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property. Grantor covenants to warrant and defend the title only against claims arising by, through, or under the Grantor.

Permanent Index Number (PIN): 13-25-405-019-0000

Address of Real Estate: 2509 West Diversey Avenue, Chicago, Illinois 60647

FIRST AMERICAN TITLE

FILE # AF1007435

*Laura michelle Huysman

* Timothy Padraic Sullivan

State of Illinois)
County of Cook) ss.

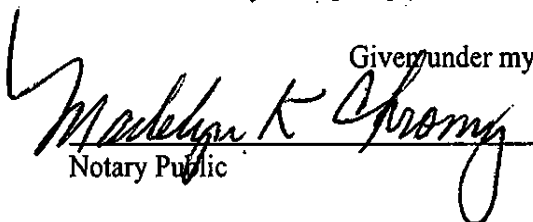
DATED this 26th day of April 2021

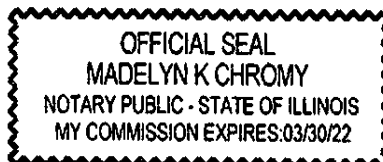
JESTER PROPERTIES, LLC, an Illinois limited liability company

By: 
Todd Itrich, Its Manager

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd Itrich, as Manager on behalf of Jester Properties, LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of Jester Properties, LLC, an Illinois Limited Liability company, for the uses and purposes therein set forth.

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


Notary Public



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LEGAL DESCRIPTION

LOT 4 IN RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 24 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-25-405-019-0000

Address of Real Estate: 2509 West Diversey Avenue, Chicago, Illinois 60647

Property of Cook County Clerk's Office

Mail To:

Eric S. Sander
8532 School Street
Morton Grove, IL 60053

Send Tax Bills To:

Laura Sullivan and Tim Sullivan
2509 West Diversey Avenue
Chicago, Illinois 60647

Prepared by: Alexander R. Domanskis, Boodell & Domanskis, LLC, One North Franklin, Suite 1200, Chicago, IL 60606