

UNOFFICIAL COPY

Doc# 2120255267 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 01:40 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

4105118 G 1/1

Dec ID 20210401694754
ST/CO Stamp 0-202-259-984 ST Tax \$77.50 CO Tax \$38.75
City Stamp 0-054-844-944 City Tax: \$813.75

GIT

THE GRANTOR, Chicago Land & Title, LLC – Series II, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability companies, CONVEY(S) and WARRANT(S) to 3423 S CALUMET LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record, if any; public and utility easements, if any; (c) acts done by or suffered through buyer; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed; all special governmental taxes or assessments confirmed or unconfirmed, if any; and general real estate taxes not yet due and payable at the time of Closing.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

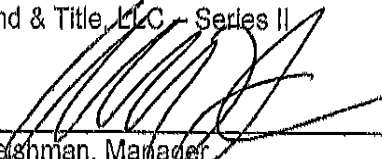
Permanent Real Estate Index Number(s): 17-34-123-039-0000

Address(es) of Real Estate: 3423 S. Calumet Ave.
Chicago, IL 60616

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

14th day of April, 20 21

Chicago Land & Title, LLC – Series II

By: 
David M. Fleischman, Manager

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STATE OF ILLINOIS, COUNTY OF

COOK

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the Chicago Land & Title, LLC - Series II and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this *14th* day of *April*, 20 *21*.

Notary Public

Judy A Johnson

Prepared by:
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602



-Mail to:

& Mail to :

Name and Address of Taxpayer:

*3423 S Calumet LLC
338 W Armitage Ave
Chicago, IL 60614*

grantees address

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	38.75
	ILLINOIS:	77.50
	TOTAL:	116.25
17-34-123-039-0000 20210401694754 0-202-259-984		

REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	581.25
	CTA:	232.50
	TOTAL:	813.75 *
17-34-123-039-0000 20210401694754 0-054-844-944		

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

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EXHIBIT "A"

LOT 31 IN FOWLER'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 DYER AND
DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3423 South Calumet Avenue, Chicago, IL 60616
Tax Number: 17-34-123-039-0000

Property of Cook County Clerk's Office