

# UNOFFICIAL COPY

Doc# 2121401149 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2021 03:53 PM Pg: 1 of 4

**This instrument was prepared by:**  
Lina Aukstuolis, Esq.  
1142 W. Madison St. STE 402  
Chicago, Illinois 60607

Dec ID 20210701621917  
ST/CO Stamp 1-813-756-688 ST Tax \$215.50 CO Tax \$107.75  
City Stamp 0-898-882-320 City Tax: \$2,262.75

**After recording return to:**

Franklin Johnson  
2620 E. 74th Place  
Chicago, IL 60649

**Mail Subsequent Tax Bills to:**

Franklin Johnson  
2620 E. 74th Place  
Chicago, IL 60649

## SPECIAL WARRANTY DEED

This Indenture, made as of the 30<sup>th</sup> day of July 2021, between **CLO HOLDINGS PORTFOLIO LLC, a Delaware limited liability company**, of 1142 West Madison Street, Suite #402, Chicago, Illinois 60607 ("**Grantor**"), and **FRANKLIN T. JOHNSON**, a single person, of 5914 South Justine Street, Chicago, Illinois 60630 ("**Grantee**").

### WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon that Grantor owns (the "**Property**") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to* general real estate taxes for the year 2020 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; and acts of the Grantee.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.


This is not a Homestead property.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has hereunto executed this Deed as of the day and year first above written.

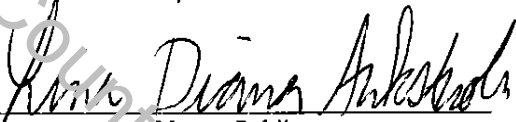
**CLO HOLDINGS PORTFOLIO, LLC,**  
**a Delaware limited liability company**

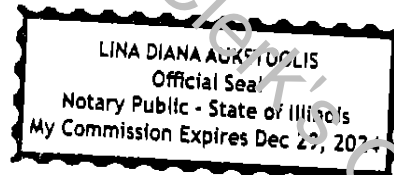
By:   
David Pezzola, Manager

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, a Notary Public in and for said County and State, do hereby certify that DAVID PEZZOLA, the Manager of CLO HOLDINGS PORTFOLIO, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30<sup>th</sup> day of July 2021.

  
Notary Public



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 6 IN S. P. POORBAUGH'S SUBDIVISION OF LOTS 47 AND 48 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES IN SOUTH FRACTIONAL 1/2 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-120-023-0000

Commonly Known As: 2620 East 74<sup>th</sup> Place, Chicago, Illinois 60649

Property of Cook County Clerk's Office

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## STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 30, 2021

Signature: [Handwritten Signature]  
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Jared Snyder this 30<sup>th</sup> day of July, 2021

[Handwritten Signature]  
Notary Public

The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 30, 2021

Signature: [Handwritten Signature]  
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Jared Snyder this 30<sup>th</sup> day of July, 2021

[Handwritten Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.