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Doc# 2121725315 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/05/2021 03:49 PM Pg: 1 of 4

Dec ID 20210701623588

ST/CO Stamp 0-305-576-720 ST Tax \$215.00 CO Tax \$107.50

City Stamp 1-287-543-568 City Tax: \$2,257.50

FIRST AMERICAN TITLE

FILE # AF 1009639

COVER SHEET

Attached

For the Purpose of affixing Recording information

For this

Deed

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SPECIAL WARRANTY DEED
Illinois Statutory
(Corporation to Individual)

THIS INDENTURE, made this *2nd* day of August, 2021 between Seven 7,, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Douangdy Xeunxon, party of the second part, 1110 W. Ainslie St., Chicago, IL 60640

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managers of said Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

FIRST AMERICAN TITLE
FILE # AF10091039

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; Declaration and the Condominium Documents; applicable zoning and building laws and ordinances; covenants; conditions; restrictions; encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by party of the second part or anyone claiming through party of the second part; utility easements, whether recorded or unrecorded

Permanent Real Estate Index Number(s): 14-07-423-063-1001

Address(es) of Real Estate: 1625 W. Ainslie St., Unit BE, Chicago, IL 60640

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through

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or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managing Members, and attested by its Managing Members, the day and year first above written.

Seven 7, LLC,

an Illinois Limited Liability Company

By _____

KATHLEEN CHAVEZ on behalf of and as Managers of Seven 7, LLC

By _____

GABRIEL CHAVEZ on behalf of and as Managers of Seven 7, LLC

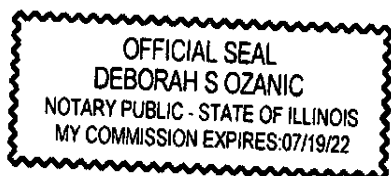
State of Illinois, County of _____

COOK

ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that KATHLEEN CHAVEZ and GABRIEL CHAVEZ, as Managers of Seven 7, LLC, personally known to me to be the Managers of the Seven 7, LLC an Illinois Limited Liability Company, 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 they signed and delivered the foregoing instrument and ~~caused the corporate seal of said limited liability company to be affixed thereto 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 2 day of August 2021



Deborah S. Ozanic
(Notary Public)

Prepared By:

Kathleen Chavez

10 W.State Street, Suite 200

Geneva, IL 60134

Mail To:

Neal Ross

670 N. Clark St., #300 W

Chicago, IL 60654

Mail Tax Bills to:

Douangdy Xeunxon

1625 W. Ainslie St., Unit BE,

Chicago, IL 60640

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: UNIT BE, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1625 WEST AINSLIE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0633315138, AS AMENDED FROM TIME TO TIME, OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTH 80 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-07-423-063-1001 (Vol. 476)

Property Address: 1625 W Ainslie St #BE, Chicago, Illinois 60640

Property of Cook County Clerk's Office