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21222220150

Doc# 2122222015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2021 11:40 AM PG: 1 OF 4

Commitment Number: IL21103217

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605. File Number: IL21103217.

After Recording, Send To:

*Boston National Title Agency, LLC
400 Rouser Rd, Ste. 101
Coraopolis, PA 15108*

Mail Tax Statements To: Marcellus Investment Group, Inc. an Illinois Corporation: 9367 S. Burnside Avenue, Chicago, IL 60619

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-03-425-029-0000**

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Marcellus Brown, hereinafter grantor, whose tax-mailing address is **9367 S. Burnside Avenue, Chicago, IL 60619**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Marcellus Investment Group, Inc. an Illinois Corporation**, hereinafter grantee, whose tax mailing address is **9367 S. Burnside Avenue, Chicago, IL 60619**, the following real property:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN COOK COUNTY, ILLINOIS, TO-WIT: LOT 5 IN BLOCK 6 IN BURNSIDE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 AND PART OF THE SOUTH 1/4 OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Tax ID: 25-03-425-029-0000

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Property Address is: 9367 S. Burnside Avenue, Chicago, IL 60619

Prior instrument reference: 1509801023

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

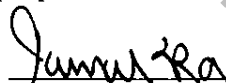
Executed by the undersigned on March 3rd, 2021:





Marcellus Brown


STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 3rd, 2021 by **Marcellus Brown** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

REAL ESTATE TRANSFER TAX		10-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-03-425-029-0000 | 20210401695157 | 0-993-068-816

REAL ESTATE TRANSFER TAX		10-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-03-425-029-0000 | 20210401695157 | 1-293-576-976

* Total does not include any applicable penalty or interest due

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 03/16/2021

Joseph P. Vallone
Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 March 3rd, 2021

Marcellus Brown

Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Marcellus Brown
this 3rd day of March,
2021.



NOTARY PUBLIC

Jamar RA

The Grantee or his 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 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.

Date March 3rd, 2021

Marcellus Brown - president of Marcellus Investment Group

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said Marcellus Investment Group
This 3rd day of March,
2021.



NOTARY PUBLIC

Jamar RA

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)