

UNOFFICIAL COPY

AZI-3972 EV
**SPECIAL
WARRANTY DEED**

Mail to:

Illinois Land Investment, Inc.
4751 W. Touhy Ave, Suite 101
Lincolnwood, IL 60712

Name and Address of Taxpayer:

Illinois Land Investment, Inc.
4751 W. Touhy Ave, Suite 101
Lincolnwood, IL 60712

Doc#: 2122334187 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2021 04:09 PM Pg: 1 of 3

Dec ID 20210801625221
ST/CO Stamp 1-353-841-424 ST Tax \$37.50 CO Tax \$18.75
City Stamp 1-917-912-848 City Tax: \$393.75

RECORDER'S STAMP

THIS INDENTURE, made on the 29th day of JULY, 2021, by and between **Chicago Best Housing, LLC**, an Illinois limited liability company with address 4210 W. Montrose Ave, Chicago, Illinois 60641, (hereinafter "Grantor") and **Illinois Land Investment, Inc.**, an Illinois corporation, whose principal place of business is 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois 60712 (hereinafter "Grantee"),

WITNESSETH, THAT Grantor, pursuant to the direction and authority given in Article 35 of the Limited Liability Company Act to wind up its business, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, does hereby sell and convey unto the said Grantee that real estate fully described below, situated in Cook County, Illinois, subject to: unbilled general real estate taxes; covenants, conditions, and restrictions of record; building lines and easements; and rights of the present occupants,

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor, and that Grantor will warrant and defend the title to said premises unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Property Legal Description:

LOT 32 IN BLOCK 18 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 26-06-113-008

Property Address: 8837 S. Saginaw Ave, Chicago, Illinois 60617

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Grantor: Chicago Best Housing, LLC

By: Vincenzo Cataldo MANAGER
Vincenzo Cataldo, Manager

State of ILLINOIS)
County of COOK) SS

I, JOHN E. WITANEN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Vincenzo Cataldo

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in his capacity as Manager of Chicago Best Housing, LLC and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of July, 2021.

[Signature]
Notary Public
OFFICIAL SEAL
JOHN E WITANEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/03/24

REAL ESTATE TRANSFER TAX		09-Aug-2021
	CHICAGO:	281.25
	CTA:	112.50
	TOTAL:	393.75

26-06-113-008-0000 | 20210801625221 | 1-917-912-848
* Total does not include any applicable penalty or interest due.

Prepared by:
Mark Brosius
4751 W. Touhy Ave, Ste. 101
Lincolnwood, Illinois 60712

REAL ESTATE TRANSFER TAX		09-Aug-2021
	COUNTY:	18.75
	ILLINOIS:	37.50
	TOTAL:	56.25

26-06-113-008-0000 | 20210801625221 | 1-353-841-424

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Legal Description

LOT 32 IN BLOCK 18 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:
8837 S Saginaw Ave
Chicago, IL 60617

Pin: 26-06-113-008-0000

Property of Cook County Clerk's Office