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SPECIAL WARRANTY DEED



Doc# 2124601257 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/03/2021 02:25 PM PG: 1 OF 5

THIS INDENTURE, made this 28 day of June, 2020, between **DYNASTY HOLDINGS, INC., an Illinois corporation**(the "GRANTOR"), and **D & B ENTERPRISE INC., and Illinois corporation**(the "GRANTEE") WITNESSETH, that each GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

REAL ESTATE TRANSFER TAX

03-Sep-2021



COUNTY: 50.00
ILLINOIS: 100.00
TOTAL: 150.00

20-29-213-033-0000

| 20210601679402 | 0-402-544-400

SEE ATTACHED EXHIBIT A

Together with all and singular the 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 GRANTOR, 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 GRANTEE, its successors and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, its successors and assigns, that it has not done or suffered to be done and is not aware of, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and is subject to: Permitted Exceptions listed as Exhibit "B", general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

P.I.N. 20-29-213-033-0000

COMMONLY KNOWN AS: 7222 S. Peoria, Chicago, Illinois 60621

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

REAL ESTATE TRANSFER TAX

01-Jul-2021



CHICAGO: 750.00
CTA: 300.00
TOTAL: 1,050.00 *

20-29-213-033-0000 | 20210601679402 | 0-466-935-056

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

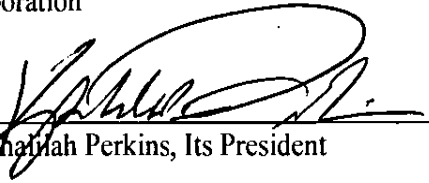
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DYNASTY HOLDINGS INC, an Illinois corporation

By: 
Khannah Perkins, Its President

Prepared by:

Paul Montes II

1740 West 99th Street

Chicago, IL 60643

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EXHIBIT A

LEGAL DESCRIPTION

LOT 409 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 149 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

P.I.N. 20-29-213-033-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for 2020 first installment and thereafter.
2. Covenants and Restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use, cost and character contained in the document recorded as Document No. 52071 which does not contain a reversionary or forfeiture clause.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
5. Easements, or claims of easements, not shown by the Public Records.
6. Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

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