

# UNOFFICIAL COPY

21 BENS3836  
**SPECIAL WARRANTY DEED**



Doc# 2126701045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 03:57 PM PG: 1 OF 5

THIS INDENTURE, made this 11<sup>th</sup> day of AUGUST, 2021, between **DYNASTY HOLDINGS, INC., an Illinois corporation** (the "GRANTOR") and **SHARI WINDFIELD,**

(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:

### 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.

Permanent Index Numbers: 21-31-127-024-0000

Addresses of Real Estate: 8224 S Saginaw Ave., Chicago, Illinois 60617

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

S Y  
P 6  
S Y-1  
SC      
INT RY

REAL ESTATE TRANSFER TAX		20-Sep-2021
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
21-31-127-024-0000   20210801637696   0-719-798-416		


REAL ESTATE TRANSFER TAX		24-Aug-2021
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *
21-31-127-024-0000   20210801637696   0-305-649-424		

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DYNASTY HOLDINGS INC, an Illinois corporation

By:   
Khalilah Perkins, Its President

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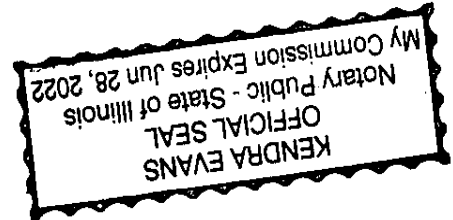
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Kendra Evans, a Notary Public in and for said County in the State aforesaid, do hereby certify that Khalilah Perkins personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she, as President of Dynasty Holdings Inc. , signed and delivered said instrument of her own free and voluntary act, and as the free and voluntary act of each limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal this 11 day of August 2021

Kendra Evans  
Notary Public

My Commission Expires: June-28-22



MAIL TO:  
SHARI WINDFIELD  
8224 S SAGINAW  
CHICAGO, IL 60617

SEND SUBSEQUENT TAX BILLS TO:  
SHARI WINDFIELD  
8224 S SAGINAW  
CHICAGO, IL 60617

Prepared by:  
Paul Montes  
831 W. Ashland Ave  
Chgo, IL 60622

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 9 IN THE RESUBDIVISION OF LOTS 1 TO 12 INCLUSIVE IN BLOCKS 11 IN ORELUP AND TAYLOR'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 6,7,8,9,10 AND 11 IN COMMISSIONER'S PARTITION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 21-31-127-024-000

COMMONLY KNOWN AS: 8224 S Saginaw Ave. , Chicago, Illinois 60617

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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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