

UNOFFICIAL COPY

PREPARED BY:

LaVon M. Johns, Esq.
Miller Canfield Paddock & Stone
225 W. Washington
Suite 2600
Chicago, IL 60606

Doc#: 2127110004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 09:14 AM Pg: 1 of 4

Dec ID 20210901666643
ST/CO Stamp 0-967-110-416 ST Tax \$271.50 CO Tax \$135.75
City Stamp 1-978-724-112 City Tax: \$2,850.75

ONCE RECORDED, RETURN TO:

TIANA VINSON
6844 S. PEORIA ST
CHICAGO, IL
60621

WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 1 day of September, 2021 by and between MG MIDWEST PROPERTIES LLC, an Illinois limited liability company, ("Grantor") and TIANA VINSON, a single woman ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto Grantee and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property") TO HAVE AND TO HOLD the Property, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 encumbered or charged, except as provided on Exhibit A, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

Permanent Real Estate Index Number(s): 20-20-413-040-0000

Address(es) of real estate: 6844 S. Peoria, Chicago, IL 60621

Send Subsequent tax bills to:

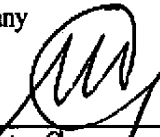
TIANA VINSON
6844 S. PEORIA ST.
CHICAGO, IL 60621

CT-21SA3771125LP 1003 SHS

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has executed this Warranty Deed as of the date first above written.

MG MIDWEST PROPERTIES LLC, An Illinois limited liability company

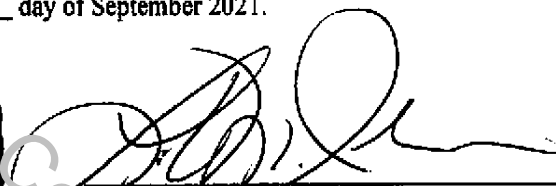
By: 
Name: Maciej Garczynski
Its: Sole Member & Manager

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Maciej Garczynski, as sole Member & Manager of **MG MIDWEST PROPERTIES, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 1st day of September 2021.




Notary Public

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 18 IN BLOCK 4 IN BENEDICTS SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-20-413-040-0000

Address(es) of real property:
6844 S. Peoria, Chicago, IL 60621

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B
(TO DEED)
PERMITTED EXCEPTIONS

1. Real Estate Taxes 2021 not yet due and payable.

Property of Cook County Clerk's Office