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Doc#: 2127408114 Fee: \$98.00

SPECIAL WARRANT Karen A. Yarbrough

Cook County Clerk

Date: 10/01/2021 12:20 PM Pg: 1 of 4

Dec ID 20210901684193

ST/CO Stamp 0-625-889-424 ST Tax \$229.00 CO Tax \$114.50

2129548

THIS INDENTURE, made September 25th, 2021, between **Blissful Properties LLC- 800 South Oak Park Avenue a/k/a Blissful Properties LLC 800 S. Oak Park Avenue**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**"), and **Gregory Price and Carol Price** ("**Grantee**"), as joint tenants with rights of survivorship and not as tenants in common,

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, commonly known as

800 S. Oak Park Avenue, Unit 2N, Oak Park, IL 60304 legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto;

PIN : 16-18-224-031-1003

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to real estate taxes and assessments not due and owing, building lines, and matters of record which do not affect use of the property as a mixed use property.

[Signature page follows]

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Jodiann N. Pacer
Attorney at Law
824 S Scoville
Oak Park, IL 60304

Blissful Properties LLC- 800 South Oak Park Avenue a/k/a Blissful Properties LLC 800 S. Oak Park Avenue,
an Illinois limited liability company

By: Alec P. Bliss

By: Belinda L. Carucci
Belinda L. Carucci and Alec P. Bliss, its managing members

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 Belinda L. Carucci and Alec P. Bliss MANAGERS of **Blissful Properties LLC- 800 South Oak Park Avenue a/k/a Blissful Properties LLC 800 S. Oak Park Avenue**, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she and he being thereunto duly authorized, signed and delivered said instrument as her and his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 25th day of September, 2021.



Ronnie M. [Signature]
Notary Public

After Recording Send Deed To:

Gregory Price
618 Clarence Ave
Oak Park, IL
60304

Send Subsequent Tax Bills to:

Gregory Price
618 Clarence Ave
Oak Park, IL
60304

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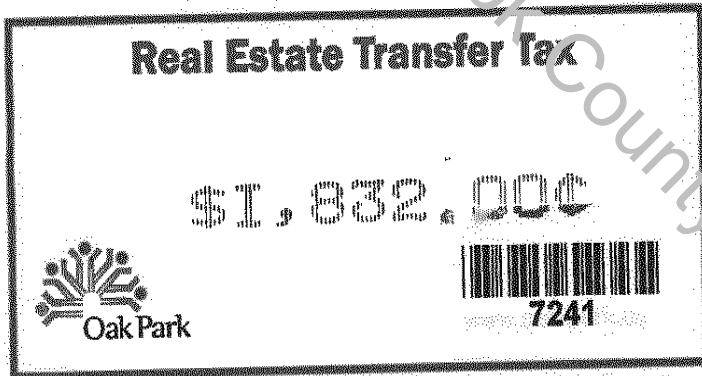
File No: 2129548

EXHIBIT "A"

UNIT NUMBER 2N IN 800-802 SOUTH OAK PARK AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 68 FEET OF LOTS 40 AND 41 IN BLOCK 7 IN SUBDIVISION OF BLOCKS 2, 3, 6 AND 7 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION, A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO BLOCKS 1, 6, 7, 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030323804, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 800 S. Oak Park Avenue, Unit 2N, Oak Park, IL 60304

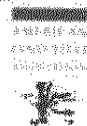
PERMANENT INDEX NUMBER: 16-18-224-031-1003



REAL ESTATE TRANSFER TAX		00-Sep-2021
COUNTY:	114.50	
ILLINOIS:	229.00	
TOTAL:	343.50	
16-18-224-031-1003	20210901684193	0-625-889-424

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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EXHIBIT B

SUBJECT TO:

1. GENERAL REAL ESTATE TAXES for 2021 NOT YET DUE AND PAYABLE AS OF THE DATE OF THIS DEED.
2. PROVISIONS, CONDITIONS RESTRICTIONS OPTIONS AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED 3/7/2003 AS DOCUMENT NUMBER 0030323804. AS AMENDED FROM TIME TO TIME.
3. ENCROACHMENT OF BUILDING ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN APPROXIMATED DISTANCE OF 0.07 FEET AND REFERENCED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM (AFFECTS COMMON ELEMENTS).