

# UNOFFICIAL COPY

201-4902 UM

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Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 01:40 PM Pg: 1 of 3

Dec ID 20211001693338  
ST/CO Stamp 1-190-572-176 ST Tax \$130.00 CO Tax \$65.00

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this <sup>both</sup> 5<sup>th</sup> day of September, 2021 by HILSON INVESTMENTS LLC, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business, ("Grantor"), to NICHOLE DARDEN, a(n) UNMARRIED WOMAN ("Grantee(s)").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO: Covenants, conditions and use or occupancy restrictions of record, building lines, ordinances, public and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; party wall right and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if any; and general real estate taxes not due and payable at the time of Closing.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-16-320-011-0000  
PROPERTY ADDRESS: 735 E 155th St, Phoenix, IL 60426

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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[Signature Page to Special Warranty Deed]

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

GRANTORS:

HILSON INVESTMENTS LLC  
An Illinois Limited Liability Company

*Louis Hilson*

By: Louis Hilson

Its: Managing Member

STATE OF Ill. Adis

COUNTY OF Cook

I, Shara D. Kamal, a notary public in and for said jurisdiction aforesaid, do hereby certify that Louis Hilson personally known to me to be Managing Member of Hilson LLC ("Grantor"), and 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 as such Managing Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the sole member and the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of September, 2021.



*Shara D. Kamal*  
NOTARY PUBLIC

My Commission expires 11-16-2021

MAIL DEED TO:  
**BARRY LAW, INC.**  
**3551 West 111th Street**  
**Chicago, IL 60655**  
**773.779.6100**  
**Atty. Code 57668**

MAIL TAX BILLS TO:  
*NICHOLE DARDEN*  
735 E. 155th St  
PHOENIX, AZ 60406

REAL ESTATE TRANSFER TAX		04-Oct-2021
COUNTY:	65.00	
ILLINOIS:	130.00	
TOTAL:	195.00	

29-16-320-01-0030 | 2021:1001893333 | 1-90-572-176

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## Legal Description

LOT 4 IN BLOCK 2 IN PHOENIX MANOR, A RESUBDIVISION OF LOT 14 (EXCEPT THE EAST 330 FEET THEREOF) AND (EXCEPT THAT PART TAKEN FOR HIGHWAY) IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
735 E 155th St  
Phoenix, IL 60426

Pin: 29-16-320-011-0000

Property of Cook County Clerk's Office