

# UNOFFICIAL COPY

MAIL TO:  
KENT NOVIT  
Novit & Novit Law  
100 N. LaSalle, Suite 1700 ✓  
Chicago IL 60602

Doc# 2129133044 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2021 03:29 PM Pg: 1 of 2

Dec ID 20210901689684  
ST/CO Stamp 0-866-758-800 ST Tax \$1,300.00 CO Tax \$650.00  
City Stamp 1-602-859-152 City Tax: \$13,650.00

MAIL TAX BILLS TO:  
DEVELOPMENT GROUP LLC ✓  
1745 W. Julian Street ✓  
Chicago, IL 60622

## SPECIAL WARRANTY DEED

THE GRANTOR, JOHN MICHAEL YAGER, also known as J. Michael Yager, of 1669 Harding Road, Northfield, Illinois 60093, for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, grants, bargains, sells and conveys by SPECIAL WARRANTY DEED to DEVELOPMENT GROUP, LLC NORTH SIDE BRANCH a series of Development Group, LLC, an Illinois Limited Liability Corporation, of 1745 W. Julian Street, Chicago, IL 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN JAMES H. REES' SUBDIVISION OF BLOCK 42 IN THE CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note this is not homestead property of the Seller

Subject to Covenants, Conditions, Restrictions and Easements of Record, Cook County Case 17M1403322 disclosed in doc 1734142174 and taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax No: 14-33-308-011-0000

Address of Real Estate: 1833 N Larrabee St., Chicago, IL 60614

DATED this 29th day of September, 2021

  
JOHN MICHAEL YAGER (SEAL)

(TH 21952441089001 1 of 3 LAR)

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State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid does hereby certify that JOHN MICHAEL YAGER also known as J. Michael Yager, appeared before me on the date stated below and signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the wavier of homestead rights.

Signed and sworn before me this 29th day of September, 2021

Sara E. Sumner  
Notary Public

Prepared by Sara E. Sumner, 1617 N Hoyne, Chicago, IL 60647



Property of Cook County Clerk's Office