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Doc#: 2129545087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/22/2021 10:04 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Dec ID 20210901692057
ST/CO Stamp 0-313-817-232 ST Tax \$110.00 CO Tax \$55.00
City Stamp 1-788-442-768 City Tax: \$1,155.00

GIT

Property of Cook County Clerk's Office

THE GRANTOR, EAST WOODLAWN PARTNERS II, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL, and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability companies, CONVEY(S) and WARRANT(S) to DOM Acquisitions LLC- 5130 S Indiana, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record, if any; public and utility easements, if any; (c) acts done by or suffered through buyer; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed; all special governmental taxes or assessments confirmed or unconfirmed, if any; and general real estate taxes not yet due and payable at the time of Closing.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

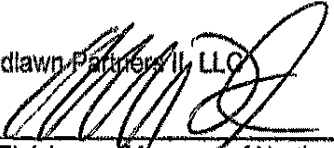
Permanent Real Estate Index Number(s): 20-10-302-022-0000

Address(es) of Real Estate: 5130 South Indiana Ave., Chicago, Illinois 60615

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

6th day of October, 2021

East Woodlawn Partners II, LLC

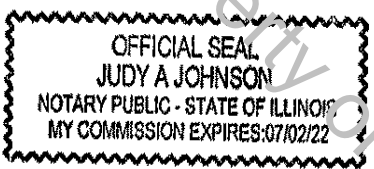
By: 
David M. Fleishman, Manager of Northwestern Capital
Investment Partners, LLC, one of the Managers of
East Woodlawn Partners II, LLC

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of Northwestern Capital Investment Partners, LLC, one of the Managers of of the East Woodlawn Partners II, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of Oct., 2021.



Judy A. Johnson
Notary Public

Prepared by:
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602

Mail to:
Law office of Christopher S. Koziol, PC
6444 N. Milwaukee Ave
Chicago IL 60631

Name and Address of Taxpayer: DOM Acquisitions LLC Grantee(s) Address
~~DOM Properties Investment Inc~~ 5130 S. Indiana
2720 W Chicago Ave
Chicago IL 60622

REAL ESTATE TRANSFER TAX		18-Oct-2021
COUNTY:		55.00
ILLINOIS:		110.00
TOTAL:		165.00

20-10-302-022-0000 | 20210901692057 | 0-313-817-232

REAL ESTATE TRANSFER TAX		18-Oct-2021
CHICAGO:		825.00
CTA:		330.00
TOTAL:		1,155.00 *

20-10-302-022-0000 | 20210901692057 | 1-788-442-768
* Total does not include any applicable penalty or interest due.

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Exhibit "A" – Legal Description

THE SOUTH 50 FEET OF THE NORTH 350 FEET OF THE EAST 161 5/100 FEET OF LOT 3 IN JAMES B. LYNCH'S ADDITION TO HYDE PARK IN THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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