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2131208026D

SPECIAL WARRANTY DEED

MAIL TO:

Kent Novit
Novit & Novit, LLC
100 N. LaSalle St.
Suite 1700
Chicago, IL 60602

Doc# 2131208026 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/08/2021 10:24 AM PG: 1 OF 2

NAME & ADDRESS OF TAXPAYER

Development Group LLC Bucktown Branch
1745 W. Julian St.
Chicago, IL 60622

THE GRANTORS, THADDEUS A. JABLONSKI and LOUISE JABLONSKI, Husband and Wife, OF 5910 N. Newburg, Chicago, IL 6063 for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, remises, releases, aliens and conveys and warrants to DEVELOPMENT GROUP LLC BUCKTOWN BRANCH, an Illinois Limited Liability Company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:



LOT 21 IN BLOCK 8 IN VINCENT SUBDIVISION OF (EXCEPT THE RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number: 14-31-117-025-0000

Property Address: 2020 W. WEBSTER AVE., CHICAGO, IL 60647

The Grantors, for themselves, and their successors, do covenant, promise and agree, to and with Grantees, their successors 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 set forth in this Deed. Grantors covenants that the Grantors WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, by, through or under the Grantor.

Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		03-Nov-2021	
	COUNTY:	312.50	
	ILLINOIS:	625.00	
	TOTAL:	937.50	
14-31-117-025-0000		20211001611484 0-167-185-552	

REAL ESTATE TRANSFER TAX		03-Nov-2021	
	CHICAGO:	4,687.50	
	CTA:	1,875.00	
	TOTAL:	6,562.50 *	
14-31-117-025-0000		20211001611484 1-264-094-352	
* Total does not include any applicable penalty or interest due.			

Chicago Title

216ND 626008 PK

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