UNOFFICIAL COPY

TT-21-2028 /92 08 SPECIAL WARRANTY DEED

THE GRANTOR, 5333Wolcott, LLC, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to, Janekqua Λ. Smith-Nickson, a(r), Movied Woman, GRANTEE, of County, the following described Real Estate, situated in Cook County Illinois to wit:



Doc# 2134319025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2021 01:19 PM PG: 1 OF 2

LOT 28 IN SUB-BLOCK 1 (N CORNELL AND NORTON'S SUBDIVISON OF BLOCK 4 OF NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-27-214-025-0000

CKA: 7208 South Evans Avenue, Chicago, IL 60619

This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for 2021 and subsequent years; covenants, conditions and restrictions of record, if any.

PAGE 1 OF 2

CHICAGO: 1,485.00 CTA: 594.00 TOTAL: 2,079.00 *

20-27-214-025-0000 | 20211101656454 | 0-030-519-952

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

09-Dec-2021

COUNTY: 99.00

ILLINOIS: 198.00

297.00

20.27-214-025-0000

20211101656454 | 1-534-227-088

TOTAL

2134319025 Page: 2 of 2

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To have and to hold the property to Grantee, its successors and assigns forever, and Grantor does bind itself and its successors and assigns to specially warrant and forever defend the property, subject to the permitted encumbrances, to Grantee, its successors and assigns, against the lawful claims of every person claiming through Grantor but against no other.

DATED this 28th day of NOVEMBER 2021.

5333Wolcott LLC By: Nick Scannicchio

ERIC P FERLEGER
Official Seal
Notary Public - State of Illinois
Amission Expires Mar 6, 2022

Its: Manager

STATE OF TILIWIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said. County, in the State aforesaid, DO HEREBY CERTIFY that Nick Scannicchio, 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 carnowledged that said instrument was signed, sealed, and delivered as a free and voluntary act, as an authoritied agent of 5333Wolcott LLC, for the uses and purposes therein set forth.

SIGNED AND SWORN TO BEFORE ME

THIS DAY OF NOVEMBER 2021.

DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 1507, cnicaro, IL 60602

RETURN DOCUMENT TO: Janekara A. Smith-Nicken

GRANTEE ADDRESS: 7208 S. Wars the Chicago 12 60011

TAXPAYER NAME AND ADDRESS: Vanelyan A. Smith-Nickson, 7208 J. Evans,

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