

UNOFFICIAL COPY

Doc#. 2135046227 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 11:53 AM Pg: 1 of 3

Dec ID 20211201656706
ST/CO Stamp 1-799-719-568 ST Tax \$130.00 CO Tax \$65.00

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Lofty Holding 25 Circle Dr., LLC
11718 Folkstone Ln.,
Los Angeles, CA 90077

Mail Tax Statements To: **Lofty Holding 25 Circle Dr., LLC; 11718 Folkstone Ln.,
Los Angeles, CA 90077**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29 - 06 - 426 - 035 - 0000

SPECIAL WARRANTY DEED

Revel Properties LLC – Circle Dr, whose mailing address is 3440 N Hamlin, Apt 1 Chicago IL 60618, hereinafter grantor, for \$130,000.00 (One Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Lofty Holding 25 Circle Dr., LLC, hereinafter grantee, whose tax mailing address is 11718 Folkstone Ln., Los Angeles, CA 90077, the following real property:

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LOT 35 IN BLOCK 2 IN FOREST MANOR, A SUBDIVISION OF THE SOUTH 40 ACRES OF THE EAST 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 25 Circle Dr., Dixmoor, IL 60426

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other Laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference:

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Executed by the undersigned on December 10, 2021:

Revel Properties LLC - Circle Dr

By: [Signature]
Name: Casey Karbowski
Its: Managing Member

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me on December 10th, 2021 by CASEY KARBOWSKI its managing member on behalf of **Revel Properties LLC - Circle Dr.** who is personally known to me or has produced IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public
MYRIAM GANOZA
Notary Public
State of Florida
Comm# GG984030
Expires 5/4/2024

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative