

UNOFFICIAL COPY



Doc# 2135422010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2021 10:05 AM PG: 1 OF 2

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INVESTMENT CORPORATION, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to SOUTH SUBURBAN APARTMENTS LLC, an Illinois limited liability company address 3756 Monarch Circle, Naperville, IL 60564, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

**PARCEL ONE:**

LOT 107 IN GOLD COAST MANOR UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1241 ARTHUR ST. CALUMET CITY, IL 60409

Permanent Index No: 30-19-221-005-0000

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (A) unpaid general real estate taxes
- (B) easements, building lines, conditions, agreements, ordinances, covenants and restrictions of record;
- (C) building violations, fines and building violation suits;
- (D) encroachments; and,
- (E) existing leases and tenancies.

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons

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lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INVESTMENT CORPORATION, has caused this Special Warranty Deed to be signed by a Vice-President on its behalf, this 30<sup>th</sup> day of September, 2021

COMMUNITY INVESTMENT CORPORATION,

By: [Signature]  
Vice-President

THIS INSTRUMENT WAS PREPARED BY:  
GREIMAN, ROMP & GRIESMEYER, LLC  
205 W. Randolph Street, Suite 2300  
Chicago, Illinois 60606

STATE OF ILLINOIS  
COUNTY OF COOK

I, MARTIN HAUSELMAN, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that MARIE DOLADEE, personally known to me to be the Vice-President of COMMUNITY INVESTMENT CORPORATION and 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 acknowledged that as such President, (s)he signed and delivered the said instrument pursuant to authority given by the manager of said corporation as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30 day of September, 2021

[Signature]  
Notary Public

REAL ESTATE TRANSFER TAX		05-Oct-2021
	COUNTY:	28.00
	ILLINOIS:	56.00
	TOTAL:	84.00
30-19-221-005-0000	20210901688059	0-670-003-344



REAL ESTATE TRANSFER TAX  
62849 11/8/21  
[Signature]  
Calumet City • City of Homes \$224<sup>00</sup>

REAL ESTATE TRANSFER TAX  
62853 11/8/21  
[Signature]  
Calumet City • City of Homes \$224<sup>00</sup>