

UNOFFICIAL COPY

Doc# 2136312302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2021 10:36 AM Pg: 1 of 4

Dec ID 20210801638626
ST/CO Stamp 1-752-259-216 ST Tax \$1,500.00 CO Tax \$750.00
City Stamp 1-093-098-128 City Tax: \$15,750.00

41063331 G 1/2
This document was prepared by:
Erika L. Kruse, Esq.
Law Office of Erika L. Kruse
28755 W. Harvest Glen Cir.
Cary, Illinois 60013

When recorded return to:
Gregory Braun, Esq.
Braun & Rich, PC
4301 N. Damen Ave.
Chicago, IL 60618

Send Future Tax Bills to:
Ariel Murray and Samuel Jones
1932 W. Melrose Street
Chicago, Illinois 60657

41063331
GIT

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

By this Special Warranty Deed, made of as the 1st day of September, 2021, the grantor, 1932 W. MELROSE LLC, an Illinois limited liability company ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 119 W. Hubbard Street, 7th Floor, Chicago, Illinois 60654, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to SAMUEL JONES and ARIEL MURRAY, husband and wife, of 1310 North Ritchie Court, Unit 4C, Chicago, Illinois 60610, not as tenants in common or joint tenants but as TENANTS BY THE ENTIRETY (the "Grantee") the following described real property situated in the County of Cook, State of Illinois, to wit (the "Property"):

LOT 30 IN BLOCK 1 IN SUBDIVISION OF BLOCK 49 IN OGDEN AND OTHERS' SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

subject to: (1) general real estate taxes for 2021 and subsequent years, not yet due and payable; (2) state of facts of the Survey of the Real Estate surveyed by MM Surveying Co., Inc. dated August 12, 2021 and known as Order No. 1024465; (3) covenants, conditions and restrictions of record; (4) public and utility easements, if any; (5) applicable zoning and building laws and ordinances; and (6) easements, roads and highways, if any.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.



Address of Property: 1932 West Melrose Street, Chicago, IL 60657
Property Index Number (PIN): 14-19-427-027-0000


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TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

[Execution on following page]

Property of Cook County Clerk's Office

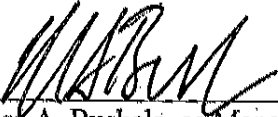
REAL ESTATE TRANSFER TAX		22-Dec-2021
	COUNTY:	750.00
	ILLINOIS:	1,500.00
	TOTAL:	2,250.00
14-19-427-027-0000 20210801638626 1-752-259-216		

REAL ESTATE TRANSFER TAX		22-Dec-2021
	CHICAGO:	11,250.00
	CTA:	4,500.00
	TOTAL:	15,750.00 *
14-19-427-027-0000 20210801638626 1-593-098-126		
* Total does not include any applicable penalty or interest due.		

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Dated this 1 day of September 2021

1932 W. MELROSE LLC, an Illinois limited liability company

By: 
Marc A. Bushala, as Manager of Phoenix Group
Management, LLC, an Alaska limited liability
company, the Manager of 1932 W. Melrose LLC

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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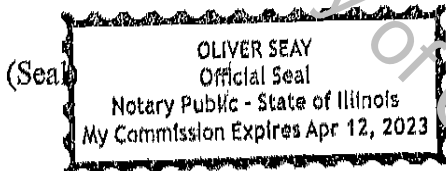
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marc A. Bushala, Manager of Phoenix Group Management, LLC, an Alaska limited liability company, the Manager of 1932 W. Melrose LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of September, 2021.



Notary Public



My Commission Expires: 4-12-23

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