

# UNOFFICIAL COPY

After Recording Mail to:  
RMJM Properties, LLC  
304 S Hatlen  
Mount Prospect IL 60056



Doc# 2201919001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2022 09:39 AM PG: 1 OF 3

## SPECIAL WARRANTY DEED

**THE GRANTOR JDS ASSET SERVICES, LLC**, a limited liability company 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Members of said limited liability company, does hereby **SELL** and **CONVEY** to **RMJM PROPERTIES,LLC an Illinois limited company** the real estate situated in the County of Cook, State of Illinois, to wit;

### PARCEL 1:


THE SOUTH 20 1/2 FEET OF THE NORTH 87 FEET OF LOT 9, AND THE SOUTH 20 1/2 FEET OF THE NORTH 87 FEET OF THE EAST 12.3 FEET OF LOT 10 IN DOBBINS SUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

### PARCEL 2:



SOUTH 18 FEET, 4 INCHES OF THE NORTH 105 FEET, 4 INCHES, IN LOT 9 AND THE EAST 12.3 FEET OF LOT 10 (EXCEPT THAT PART EAST 7 1/2 INCHES THEREOF OCCUPIED BY BUILDING ON EAST) IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as **7124 W. BELDEN AVE., CHICAGO, IL 60707**

**PIN No. 13-31-107-012-0000**

REAL ESTATE TRANSFER TAX	19-Jan-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-31-107-012-0000 | 20220101697347 | 0-058-859-152

REAL ESTATE TRANSFER TAX	19-Jan-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-31-107-012-0000 | 20220101697347 | 0-551-034-512

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

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 12<sup>th</sup> day of January, 2022.

**JDS ASSET SERVICES LLC**

By [Signature]

State of Illinois  
County of Cook

The undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY that James Spyropoulos, personally known to me to be the Manager of JDS ASSET SERVICES, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he/she signed and delivered the said instrument, pursuant to authority given by the members of said limited liability company, as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of January, 2022.

Commission expires \_\_\_\_\_  
OFFICIAL SEAL  
JULIE M GILCHRIST  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/02/24

[Signature]  
Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to: RMJM Properties, LLC  
304 Hatten Ave  
Mount Prospect IL 60056

EXEMPT Pursuant to 35 ILCS 200/31-45(e)  
[Signature] 1-12-22

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 12, 2022

Signature [Handwritten Signature]  
Grantor or agent

Subscribed to and sworn before me this 12th day of January, 2022.

[Handwritten Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 12, 2022

Signature [Handwritten Signature]  
Grantee or agent

Subscribed to and sworn before me this 12th day of January, 2022.

[Handwritten Signature]  
Notary Public

