

# UNOFFICIAL COPY



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Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)

Doc#: 2203404222 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2022 10:11 AM Pg: 1 of 2

Dec ID 20210901677740  
ST/CO Stamp 1-088-765-584 ST Tax \$260.00 CO Tax \$130.00  
City Stamp 2-023-702-160 City Tax: \$2,730.00

**THIS INDENTURE**, made this 7<sup>th</sup> of October, 2021 between Harding Partners I, LLC, an Illinois 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, party of the first part, and Francis Djournda-Fofie, party of the second part,  
**\*AND TRACYE CAMPBELL-FOFIE, HUSBAND**  
**(GRANTEE'S ADDRESS) 3303 W. Grace Street, 2<sup>nd</sup> Fl, Chicago, Illinois 60618. WIFE, AS TENANTS BY THE ENTIRETY NOT JOINT TENANTS**

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 23 AND THE SOUTH 1 FOOT OF LOT 22 IN BLOCK 3 IN OAKWOOD DIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

Permanent Real Estate Index Number(s): 20-22-218-039-0000  
Address(es) of Real Estate: 6554 S. Rhodes, Chicago, Illinois 60637

Ave

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

Harding Partners I, LLC an Illinois limited liability company

By: Harding Partnership LLC, an Illinois limited liability company, Managing Member

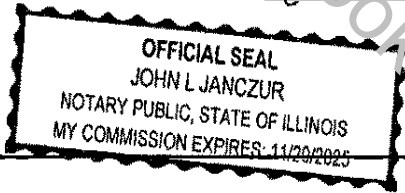
By: HP Manager LLC, an Illinois limited liability company, its Manager

By Brian Ploszaj  
Brian Ploszaj a/k/a Brian Ploszaj  
Its Authorized Agent

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Brian Ploszaj a/k/a Brian Ploszaj personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of OCTOBER, 2021



[Signature] (Notary Public)

Prepared By: John Janczur  
19 S. La Salle Street, Suite 1201  
Chicago, IL 60603

Mail To: Julie Annette Jones, PC  
14810 Cicero #1-C  
Oak Forest, IL 60452

Name & Address of Taxpayer:  
Francis Djounda Fofie  
Tracye Campbell Fofie  
6554 S Rhodes Ave  
Chicago, IL 60637

REAL ESTATE TRANSFER TAX		22-Jan-2022
COUNTY:		130.00
ILLINOIS:		260.00
<b>TOTAL:</b>		<b>390.00</b>
20-22-218-039-0000   2021090167740   1-088-765-584		

REAL ESTATE TRANSFER TAX		22-Jan-2022
CHICAGO:		1,950.00
CTA:		780.00
<b>TOTAL:</b>		<b>2,730.00 *</b>
20-22-218-039-0000   2021090167740   2-023-702-160		

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