

UNOFFICIAL COPY

Doc#: 2203404226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2022 10:16 AM Pg: 1 of 3

41008733 1/1
**SPECIAL WARRANTY
DEED GIT**

When recorded return to:
Matthew A. Flamm
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010

Mail tax bills to:
Aquinnah Investment Trust
c/o The Davis Group
135 S. LaSalle St., Suite 2200
Chicago, IL 60605
Grantees address

Dec ID 20220101696755
ST/CO Stamp 1-354-371-472 ST Tax \$100.00 CO Tax \$50.00
City Stamp 0-305-729-936 City Tax: \$1,050.00

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, **HOLLYHOCK, INC.**, an Illinois corporation, whose address is 5752 S. State St., Chicago, IL 60621 ("Grantor"), hereby grants, conveys, and warrants to **ALLISON S. DAVIS, AS TRUSTEE OF THE AQUINNAH INVESTMENT TRUST DATED JULY 1, 2015** ("Grantee"), an undivided fifty percent (50%) interest in the following real property situated in Cook County Illinois (the "Property"), together with all rights and privileges appurtenant thereto:

THE EAST 100 FEET OF LOT 40 IN ROBERTSON'S SUBDIVISION OF THE NORTH 25.25 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

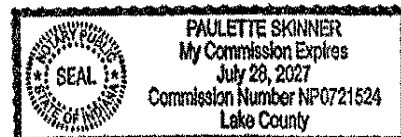
ADDRESS: 6402 S. STONY ISLAND AVE., CHICAGO, IL 60637
PIN 20-23-217-008-0000

To have and to hold said Property, subject only to the matters stated on Exhibit "A" attached hereto and made a part hereof; and Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters set forth in Exhibit "A" hereto.

Dated this 11 day of JANUARY 2022

PREPARED BY: Matthew A. Flamm, 21660 W. Field Pkwy., Suite 118, Deer Park, IL 60010

SIGNATURES ON THE FOLLOWING PAGE



[Handwritten signature]

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GRANTOR

HOLLYHOCK, INC., an Illinois corporation

By: *Steven L. Weitzman* PRES.
Steven L. Weitzman, President

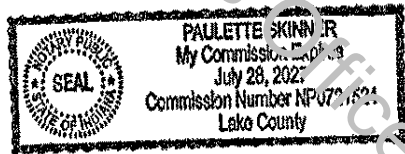
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven L. Weitzman, personally known to me to be the same persons 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 HOLLYHOCK, INC. an Illinois corporation. for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 11th day of JANUARY, 2022

Paulette Skinner
NOTARY PUBLIC

Commission expires _____ 20 _____



REAL ESTATE TRANSFER TAX		02-Feb-2022
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
20-23-217-008-0000 20220101696755 1-354-371-472		

REAL ESTATE TRANSFER TAX		02-Feb-2022
	CHICAGO:	750.00
	CTA:	300.00
	TOTAL:	1,050.00 *
20-23-217-008-0000 20220101696755 0-305-729-936		

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

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EXHIBIT "A"

covenants, conditions, and restrictions of record;

public and quasi-public utility easements;

all special governmental taxes and assessments and special service area taxes and assessments, confirmed and unconfirmed regardless of when due and payable ;

general real estate taxes accrued but not due and payable on the date hereof and subsequent hereto;

all matters which an accurate survey of the property or a physical inspection of the Property would disclose;

rights of the public, the municipality and the State in and to that part of the land taken or used for roads and highways, if any;

drainage, ditches, laterals, feeders, drainage tiles and other drainage easement rights, if any;

rights of the public or quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers, etc.;

encroachment of fence located mainly on the subject land over and onto the property easterly and adjoining a distance of 1.6 to 2.3 feet, more or less, as disclosed by the survey made by Exacta Land Surveyors, LLC dated May 6, 2021;

encroachment of fence located mainly on the subject land over and onto the property southerly and adjoining a distance of 0.3 feet, more or less, as disclosed by the survey made by Exacta Land Surveyors, LLC dated May 6, 2021;