

UNOFFICIAL COPY

Doc#: 2203912525 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 12:59 PM Pg: 1 of 4

Dec ID 20220101610331
ST/CO Stamp 1-656-131-984 ST Tax \$1,026.00 CO Tax \$513.00
City Stamp 1-899-073-936 City Tax: \$10,773.00

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Commercial Acquisitions, LLC
8001 Woodland Center Blvd, Suite 100
Tampa, FL 33614

Mail Tax Statements To: Commercial Acquisitions, LLC; 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-19-406-049-0000; 25-20-303-033-0000; 19-25-109-038-0000; 19-25-108-029-0000

SPECIAL WARRANTY DEED

CHA Property Management LLC, whose mailing address is P.O. Box 38 Lemon, ILLINOIS 60439, hereinafter grantor, for \$1,026,000.00 (One Million Twenty Six thousand dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Commercial Acquisitions, LLC, hereinafter grantee, whose tax mailing address is: Commercial Acquisitions, LLC; 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614

See Exhibit "A" attached hereto and made a part hereof.

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**Property Address is: 11643 S. Vincennes Ave., Chicago IL 60643
11536 S. Loomis St., Chicago IL 60643
7252 S. Albany Ave., Chicago IL 60629
7224 S. Troy Street, Chicago IL 60629**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference:

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Executed by the undersigned on 1-27-2022.

Cha Property Management LLC.

By: [Signature]

Name: ALFRED J ROTIROI SIK.

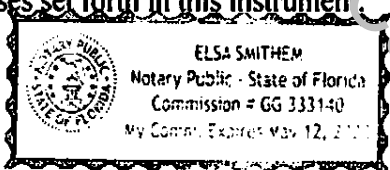
Its: President

Witness: _____

Witness: _____

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me on 1/27/2022, by Alfred J Rotiroi its President on behalf of Cha Property Management LLC who has produced FL/DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

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EXHIBIT A

LEGAL DESCRIPTION

The Northerly Half of Lot 18 Block 6 in Vincennes Road addition being a Subdivision of the West 1/2 of the South East 1/4 of Section 19 and that part lying East of the Dummy Tract, of the East 1/2 of the Southwest 1/4 of Section 19, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 11643 S. Vincennes Ave., Chicago IL 60643

PIN: 25-19-406-049-0000

Lot 33 in Block 4 in Frederick H. Bartlett's Greater Calumet subdivision of Chicago, being part of the south half of Section 20, township 37 north, range 14, east of the Third Principal Meridian in Cook County, Illinois.

Property Address: 11536 S. Louis St., Chicago IL 60643

PIN: 25-20-303-033-0000

Lot 23 in Block 6 in Maghera Being Peter J. O'Reilly's resubdivision of Blocks 5 to 12 of the Seventy First Addition of Section 25, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 7252 S. Albany Ave., Chicago IL 60629

PIN: 19-25-109-038-0000

Lot 32 in Block 5 in Maghera, being Peter J. O'Reilly's Subdivision of Blocks 5 to 12 of 71st street addition to the West half of the North half of the North half of Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 7224 S. Troy Street, Chicago IL 60629

PIN: 19-25-108-029-0000