

UNOFFICIAL COPY

Doc#: 2204107292 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2022 01:15 PM Pg: 1 of 2

MAIL TO:

~~Macha Hernandez~~
Wilma R. Newchurch
20000 Arquilla Circle
Olympia Fields, IL 60461

Dec ID 20211001603759
ST/CO Stamp 0-310-473-104 ST Tax \$409.00 CO Tax \$204.50

SEND SUBSEQUENT
TAX BILLS TO:
Wilma R. Newchurch
20000 Arquilla Circle,
Olympia Fields, Illinois
60461

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE

FILE # 3020604

SPECIAL WARRANTY DEED

The GRANTOR, Reward's Luxury Development, LLC, an Illinois limited liability company, of 20280 Governors Drive, Suite 302, Olympia Fields, Illinois 60461, for and in consideration of Ten & 00/100 (\$10.00) Dollars, in hand paid, GRANTS, BARGAINS and SELLS to: Wilma R. Newchurch, an unmarried woman, of 8419 South Wood Street, Chicago, Illinois 60620 ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

LOT 21 IN TRADITIONS OF OLYMPIA FIELDS PHASE SIX, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT NUMBER 0433544019, IN COOK COUNTY, ILLINOIS.

Address of property: 20000 Arquilla Circle, Olympia Fields, Illinois 60461
PIN: 31-14-107-005-0000

Subject only to the following permitted exceptions, (a) covenants, conditions and restrictions of record, (b) public utility easements, (c) acts done by or suffered through Grantee, (d) existing leases and tenancies, (e) encroachments as shown on survey and (f) general real estate taxes not yet due and payable at the time of closing.

Together with all and singular the 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 Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, for the benefit of the Grantee, her heirs and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the premises against all persons lawfully claiming by, through, or under the Grantor.

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IN WITNESS WHEREOF, said Grantor has executed this special warranty deed this 20th day of January, 2022.

REWARDS LUXURY DEVELOPMENT, LLC,
an Illinois limited liability company

By: Jeremy J. Cooper
Jeremy J. Cooper, Its Manager

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 Jeremy J. Cooper, Manager, on behalf of Rewards Luxury Development, LLC personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of January, 2022

Notary Public: Regina M. McPheeters

This instrument was prepared by:

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, Suite 1200
Chicago, IL 60601

