

# UNOFFICIAL COPY

Doc#. 2204139315 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2022 01:26 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

PT 21-78260.  
172C

Dec ID 20220101601340  
ST/CO Stamp 2-074-685-840 ST Tax \$90.00 CO Tax \$45.00

THE GRANTORS, **DWIGHT W. PHILLIPOOM**, as to Parcel 1; and **TURN KEY CAPITAL INVESTMENTS 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 IL, as to Parcel 2; for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and SPECIALLY WARRANT(S) to: **STEEL CITY DEVELOPERS OF ILLINOIS LLC**, an Illinois Limited Liability Company, presently located at 9025 S Houston Ave., Chicago, IL 60617, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

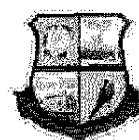
LOT 4 IN BLOCK 6 IN MICHIGAN CENTRAL ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 5 IN BLOCK 6 IN MICHIGAN CENTRAL ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, that it has 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2020 and subsequent years.

To have and to hold said real estate forever as: Sole Owner.



**VILLAGE OF BURNHAM**  
Real Estate Transfer Stamp  
Date: JANUARY 26, 2022  
No. 3167 \$ 450.00

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THIS IS NOT A HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 30-06-303-010-0000 (Parcel 1)  
30-06-303-011-0000 (Parcel 2)

Address(es) of Real Estate: 14315 S. Manistee Avenue, Burnham, IL 60633

Dated 2 December, 2021

Dwight W. Phillipoom  
DWIGHT W. PHILLIPOOM

STATE OF UT )  
 ) SS  
COUNTY OF Salt Lake )

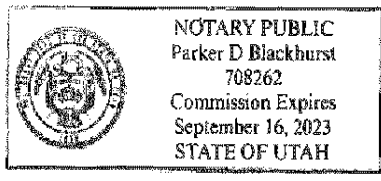
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

DWIGHT W. PHILLIPOOM

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

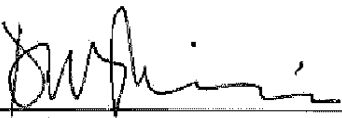
WITNESS my hand and official seal this 2 day of December, 2021.

P. Blackhurst  
NOTARY PUBLIC



# UNOFFICIAL COPY

**TURN KEY CAPITAL INVESTMENTS LLC, an Illinois Limited Liability Company**

  
\_\_\_\_\_  
**DWIGHT W. PHILLIPOOM, Manager**

STATE OF UT )  
                                  ) SS  
COUNTY OF Salt Lake )

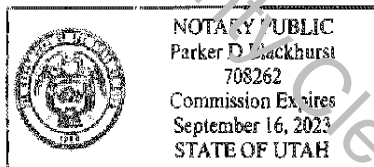
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

**DWIGHT W. PHILLIPOOM**

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2 day of December, 20 21.

  
\_\_\_\_\_  
NOTARY PUBLIC



Prepared by: **Slaven Ilic**  
**ILIC LAW**  
180 N LaSalle St 3700  
Chicago, IL 60601

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Steel City Developers of IL LLC  
9025 S. Houston Ave.  
Chicago, IL 60617

Steel City Developers of IL LLC  
9025 S. Houston Ave.  
Chicago, IL 60617