

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (ILLINOIS)

Doc# 2204521208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2022 09:11 AM Pg: 1 of 2

Dec ID 20220201621396
ST/CO Stamp 0-132-909-456 ST Tax \$5.50 CO Tax \$2.75
City Stamp 0-320-598-416 City Tax: \$57.75

(Above Space for Recorder's Use Only)

THE GRANTOR, QCD FINANCIAL, LLC, a 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, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), and

other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said company, CONVEYS and WARRANTS to BENJAMIN AMEZQUITA MUNOZ the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Address of Real Estate: 2029 W JAMES ST CHICAGO IL 60609
Permanent Real Estate Tax Number: 20-07-305-084-0000

LOT 35 AND THAT PART OF THE 12 FOOT ALLEY WHICH LIES SOUTH AND ADJOINING SAID LOT IN THE SUBDIVISION OF LOTS 5 AND 6 (EXCEPT RAILROAD) OF INGLEHART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

(Subject to the following: general real estate taxes not due and payable at the time of Closing; 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)

The Warranty in this Deed shall extend only to the acts of Grantor.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its manager on this 9th day of February, 2022.

QCD FINANCIAL, LLC
By: SENECTUM FINANCIAL LLC, its Manager
By: SENECTUM, LLC, its Manager

By:


Daria Barina
Manager/Member

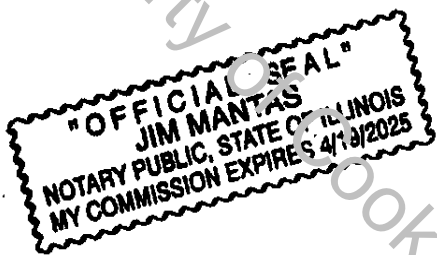
FIRST AMERICAN TITLE
FILE # 3123003

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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 Daria Balina, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 day of February, 2022



[Handwritten Signature]

Notary Public

PREPARED BY: / mail to
Craig S. Kozys
QCD Financial, LLC
3 Grant Sq #212
Hinsdale IL 60521

SEND SUBSEQUENT TAX BILLS TO: / Grant ed's
BENJAMIN AMEZQUITA MUNOZ Address
2462 W 46TH PL. APT# 1F
CHICAGO IL 60632

Property
Cook County Clerk's Office