UNOFFICIAL COPY

Doc#. 2205341247 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/22/2022 03:27 PM Pg: 1 of 3

Dec ID 20220201627420

ST/CO Stamp 1-363-483-024 ST Tax \$195.00 CO Tax \$97.50

City Stamp 0-265-558-416 City Tax: \$2,047.50

SPECIAL
WARRANTY
DEED

FIRST AMERICAN TITLE FILE # AF 10194444

THE GRANTOR, Boli Holdings II, LLC, an Illinois limited liability company ("Grantor") for and in consideration of the DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto Chinitha Lee ("Grantee"), a single woman, whose address is 10430 S Parace! Ave, Chicago, IL 60628, TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever, as TENANT BY THE ENTIRETY, the following described real estate in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit A and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenant, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; acts done by or suffered through Buyer.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 25-16-111-022-0000 Address of Real Estate: 10430 S Parnell Ave, Chicago, IL 60628

Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

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DATED, $\frac{2}{I}$, 2022

Boil Holdings II, LLC

Ву: ///

Name. Clark Golemba

Title: Manager

State of Illinois

JSS:

County of Cook

I, the uride signed a Notary Rublic in and for the County and State aforesaid, DO HEREBY CERTIFY that County are supported to the foregoing instrument, appeared before me in person and severally acknowledged that re/she signed and delivered the said instrument as his/her free and voluntary act for the purposes inerein set forth.

GIVEN under my hand and official seal, this

of ______, 202:

Document Prepared By: Law Offices of Ian B. Hoffenberg LLC

Law Offices of Ian B. Hoffenberg 701 Main St. #202 Evanston, IL 60202

After Recording Return To:

Chinitha Lee Dreyfus Law Grup 10430 S Parnell Ave 2040 N. Harron Ave Chicago, TL 60628 Elmwied Park, IL 60707

Send Tax Bills To: Chinitha Lee 10430 S Parnell Ave Chicago, IL 60628 OFFIC'L SEAL
OFFIC'L STATE OF ILLINOIS
NOTARY PUBLIC STATE OF ILLINOIS

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EXHIBIT A
To Special Warranty Deed

LOT 1 IN BLOCK 20 IN TENINGA BROTHERS AND COMPANYS FIFTH BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N(s), 25-16-111-022-0000

COLUMN COLUMN