

# UNOFFICIAL COPY

**Prepared by:**

Cambi L. Cann  
Law Offices of Cambi L. Cann, P.C.  
22 W. Washington, Suite 1500  
Chicago, Illinois 60602

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/01/2022 09:47 AM Pg: 1 of 2

Dec ID 20220201631937  
ST/CO Stamp 1-131-546-000 ST Tax \$290.00 CO Tax \$145.00  
City Stamp 1-247-541-648 City Tax: \$3,045.00

**After recording mail to:**

Erika C. Norton  
LAW OFFICE OF ERIKA C NORTON  
15948 Woodlawn West  
South Holland, IL 60473

**Send future tax bills to:**

Tinesse J. Brinson  
7014 S. Kimbark Avenue  
Chicago, Illinois 60637

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*(Above space for Recorder's use only)*

## **SPECIAL WARRANTY DEED**

THE GRANTOR, **CELADON-KIMBARK, LLC**, an Illinois limited liability company, having its principal place of business at 2047 Wilmette Avenue, Wilmette, Illinois 60091 ("**Grantor**"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to **TINESE J. BRINSON**, a single woman ("**Grantee**"), having an address of 7014 S. Kimbark Avenue, Chicago, Illinois 60637, all of its right, title, and interest in the following described Real Estate:

LOT 103 IN BROOKHAVEN, BEING S.E. GROSS SUBDIVISION OF THE SOUTH 23.569 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-23-419-021-0000.

Commonly known as: 7014 S. Kimbark Avenue, Chicago, Illinois 60637

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

This is not a homestead property.

*[Signature and notary page to follow]*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 25<sup>th</sup> day of February, 2022.

**CELADON-KIMBARK, LLC,**  
an Illinois limited liability company

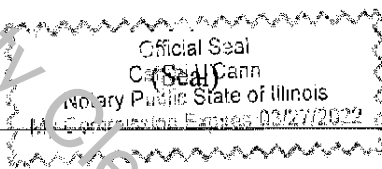
By: [Signature]  
Scott Henry, Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Cambel L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Scott Henry, the manager of **CELADON-KIMBARK, LLC** an Illinois limited liability partnership, who is 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 25<sup>th</sup> day of February, 2022.

Notary Public  
My Commission Expires: 3/27/2022



Property of Cook County Clerk's Office