

UNOFFICIAL COPY

Doc#: 2206920193 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 07:57 AM Pg: 1 of 3

Dec ID 20220201620193
ST/CO Stamp 2-055-792-016 ST Tax \$165.00 CO Tax \$82.50

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE
FILE # AF1019240

THE GRANTORS, **CCF Real Estate Holdings, LLC, an Illinois limited liability company** ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto **Steven Gabriel Ojeda Rodriguez** ("Grantees"), a married man, whose address is **16351 Ashland Avenue, Markham, IL 60428**, 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): **29-20-300-048-0000**

Address of Real Estate: **16351 Ashland Avenue, Markham, IL 60428**

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, 2/1, 2022.

CCF REAL ESTATE HOLDINGS, LLC

By: [Signature]
Name: Clark Golembo
Title: Manager

State of Illinois)
County of Cook) JSS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Clark Golembo personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth.

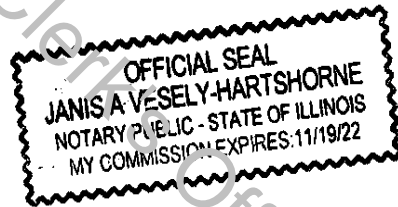
GIVEN under my hand and official seal, this 1 day of Feb, 2022

[Signature]
Notary Public

Document Prepared By:
Law Offices of Ian B. Hoffenberg LLC
701 Main St. #202
Evanston, IL 60202

After Recording Return To: Dreyfus Law Group
~~Steven Gabriel & Ojeda Rodriguez~~
~~16351 Ashland Ave~~ 2040 N. Harlem Ave.
~~Markham, IL 60428~~ Elmwood Park, IL 60707

Send Tax Bills To:
Steven Gabriel ~~X~~ Ojeda Rodriguez
16351 Ashland Ave
Markham, IL 60428



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EXHIBIT A
To Special Warranty Deed

LOT 19 AND LOT 20 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 9, AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS, IN CROISSANT PARK MARKHAM FIRST ADDITION BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A RESUBDIVISION OF BLOCKS 2, 3 AND 4 IN LOWER HARVEY, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N(s). 29-30-300-048-0000

Property of Cook County Clerk's Office