

UNOFFICIAL COPY

Doc#: 2208128115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 01:23 PM Pg: 1 of 3

Dec ID 20220201622859
ST/CO Stamp 0-983-526-800 ST Tax \$41.00 CO Tax \$20.50
City Stamp 0-648-637-840 City Tax: \$430.50

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Family First Property Ventures LLC and Stats Property LLC
6825 S Wood St.
Chicago, IL 60636

Mail Tax Statements To: Family First Property Ventures LLC and Stats Property LLC;
6825 S Wood St., Chicago, IL 60636

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20 - 19 - 412 - 011 - 0000

SPECIAL WARRANTY DEED

COLORADO FEDERAL SAVINGS BANK, whose mailing address is 425 S Financial Place, Chicago IL 60605, hereinafter grantor, for **\$41,000.00 (Forty One Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Family First Property Ventures LLC and Stats Property LLC**, hereinafter grantee, whose tax mailing address is 6825 S Wood St., Chicago, IL 60636, the following real property:

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Executed by the undersigned on 02/08/2022 :

COLORADO FEDERAL SAVINGS BANK by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: Miriam Bloom

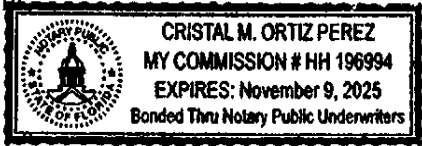
Its: FED CUSER

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 02/08/2022, by Miriam Bloom its FED CUSER on behalf of COLORADO FEDERAL SAVINGS BANK by Fay Servicing LLC, as Attorney in Fact, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

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LOT 38 IN BLOCK 9 IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD, A SUBDIVISION OF BLOCKS 1 TO 15 AND THE NORTH ½ OF BLOCK 16 OF SEA'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1888 AS DOCUMENT NUMBER 1005072, IN COOK COUNTY, ILLINOIS.

Property Address is: 6825 S Wood St., Chicago, IL 60636

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2126541016