

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR,
 CHICAGO ASSETS, LLC, an Illinois 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, with an office located at 1507 East 33rd Street, Suite 193, Chicago, IL 60615, **FOR AND IN CONSIDERATION OF** Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part



2209645026I

Doc# 2209645026 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 01:37 PM PG: 1 OF 3

(The above space for Recorder's use only)

CONVEYS AND WARRANTS TO KAREN JACKSON and KENNETH PENDLETON, married party of the second part, joint tenancy who reside in the City of Chicago, County of Cook, State of Illinois the County of Cook, State of Illinois, the following described real estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 24 IN BLOCK 2 IN HARVEY MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 30, 1926, AS DOCUMENT 9259759, IN COOK COUNTY, ILLINOIS.

PIN: 29-18-422-031-0000

PROPERTY ADDRESS: 15732 MARSHFIELD AVENUE
 HARVEY, IL 60426

S
 P
 S
 DC
 SC
 E
 DIST

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT TO** real estate taxes for second installment 2021 and subsequent years.

AND THE SAID party of the first part does hereby covenant with the said parties of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of CHICAGO ASSETS, LLC.

Dated this 25th day of March 2022.

Ian Atkin Manager by Alan L. Wischhover (seal)
Ian Atkin, Manager
Attorney in fact



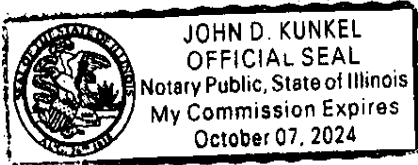
\$ 180,000

State of Illinois)
)
County of COOK)

No. 21988

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ALAN L. WISCHHOVER, Attorney in Fact for Ian Atkin, Manager, CHICAGO ASSETS, LLC, 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, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 25th day of March, 2022.



John D. Kunkel
Notary Public

MAIL RECORDED DEED TO:
MacLeod Law Group, LLC
3643 S. Giles
Chicago, IL 60653

SEND SUBSEQUENT TAX BILLS TO:
Karen Jackson
15732 Marshfield Avenue
Harvey, IL 60426

This Instrument prepared by:
Alan L. Wischhover
WISCHHOVER & Associates
11757 Southwest Highway
Palos Heights, IL 60463
708-598-4404

REAL ESTATE TRANSFER TAX		31-Mar-2022	
		COUNTY:	90.00
		ILLINOIS:	180.00
		TOTAL:	270.00
29-18-422-031-0000		20220301656890 0-836-304-272	

UNOFFICIAL COPY


 First American Title™	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">ALTA Commitment for Title Insurance</p> <hr/> <p style="font-size: 0.8em;">ISSUED BY</p> <p style="text-align: center; font-weight: bold;">First American Title Insurance Company</p>
<h2 style="margin: 0;">Exhibit A</h2>	

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

ALL OF LOT 1 AND THE EAST 1/2 OF LOT 2 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOT 102 IN THE HILLTOP LAND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 32-19-407-052-0000

Property Address: 436 W 15th St, Chicago Heights, IL 60411

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

