

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 53rd 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



Doc# 2209645028 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 01:44 PM PG: 1 OF 3

(The above space for Recorder's use only)

AN UNMARRIED WOMAN

CONVEYS AND WARRANTS TO SCHMETRICE HUGHES, party of the second part, who resides at 369 Inland Drive, Village of Wheeling, County of Cook, State of Illinois, the following described real estate, situated in the County of COOK, in the State of Illinois, to wit:

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 SOUTHEAST 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 STREET
CHICAGO HEIGHTS, IL 60411

S Y
P 3
S 1
M Y
SC Y
E Y
INT 0

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.

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

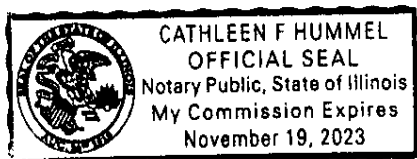
Dated this 28th day of March 2022.

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

State of Illinois)
) SS
 County of COOK)

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 28th day of March, 2022.



Cathleen F. Hummel
 Notary Public



MAIL RECORDED DEED TO:
 Leonard & Associates
 17103 Oak Park Avenue
 Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:
 Schmetrice Hughes
 436 W. 15th Street
 Chicago Heights, IL 60411

CITY OF CHICAGO
 HGTS. TRANSFER TAX

484 DOLS 00 CT

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: | 60.50 |
|  | ILLINOIS: | 121.00 |
| | TOTAL: | 181.50 |
| 32-19-407-052-0000 20220301664342 0-490-798-480 | | |

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| | |
|---|---|
|  First American Title™ | ALTA Commitment for Title Insurance |
| Exhibit A | <small>ISSUED BY</small> First American Title Insurance Company |

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 HILTOP 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.

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