

UNOFFICIAL COPY

Doc#: 2209712015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 09:15 AM Pg: 1 of 3

Dec ID 20220301668104
ST/CO Stamp 0-648-848-272 ST Tax \$307.50 CO Tax \$153.75
City Stamp 0-343-122-832 City Tax: \$3,228.75

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

After Recording Return To:
Adam Kogut
4937 N Neva Ave.,
Chicago, IL 60656

Mail Tax Statements To: Adam Kogut; 4937 N Neva Ave., Chicago, IL 60656

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 - 07 - 329 - 021 - 0000

SPECIAL WARRANTY DEED

HPP PROPERTIES LLC, whose mailing address is **425 South Financial Place, Suite 2000, Chicago, IL 60605**, hereinafter grantor, for **\$307,500.00 (Three Hundred Seven Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Adam Kogut**, hereinafter grantee, whose tax mailing address is **4937 N Neva Ave., Chicago, IL 60656**, the following real property:

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LOT 51 IN KATHERINE MILLER'S SUBDIVISION OF A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address is: 4937 N Neva Ave., Chicago, IL 60656

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: **2203819024**

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Executed by the undersigned on 03/29/2022 :

HPP PROPERTIES LLC by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: MICHAEL BROOKS

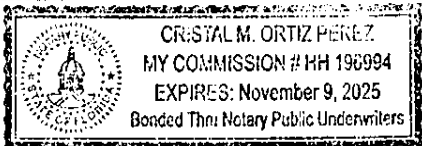
Its: CEO CUSER

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 03/29/22, by MICHAEL BROOKS its CEO CUSER on behalf of HPP PROPERTIES LLC by Fay Servicing LLC, as Attorney in Fact, who has produced D.C. 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