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Doc#: 2210404011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2022 06:31 AM Pg: 1 of 3

Dec ID 20220301667802
ST/CO Stamp 1-709-161-872 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-756-986-768 City Tax: \$4,462.50

**SPECIAL
WARRANTY DEED**

ILLINOIS

STATUTORY

22-82501 10F1

THE GRANTOR, **Random Corp.**, an Illinois corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Braulia I. Morataya**, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PERMANENT INDEX NUMBER(S): 16-04-422-042-0000
ADDRESS OF REAL ESTATE: 900-912 North Cicero Avenue, Chicago, IL 60651

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, providing they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This property is not homestead.

Dated as of this 30th of March, 2022

[SIGNATURE PAGE FOLLOWS]

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Random Corp., an Illinois corporation

BY: Suzie Baba Wilson, President/Secretary
Suzie Baba Wilson, its President/Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Suzie Baba Wilson, 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 she signed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on March 20, 2022.



[Signature]
Notary Public

PREPARED BY:
Genevieve M. Daniels, Esq.
Kaplan Saunders Valente & Beninati LLP
500 N. Dearborn St., Suite 200
Chicago IL. 60654

SEND TAX BILLS TO:
Braulia I. Morataya
2527 N. Lowell Ave Apt 1
Chicago IL 60639.

AFTER RECORDING MAIL TO:
Braulia I. Morataya
2527 N. Lowell Ave Apt 1
Chicago IL 60639

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EXHIBIT A LEGAL DESCRIPTION

LOTS 6 TO 11, BOTH INCLUSIVE, IN BLOCK 2 IN M.D. BIRGE AND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office