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Doc#: 2210834024 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2022 11:23 AM Pg: 1 of 3

Return to:
Lakeland Title Services
1391 Proximus Ave., Ste 100
Naperville, IL 60563

Dec ID 20220201633651
ST/CO Stamp 1-631-495-568 ST Tax \$130.00 CO Tax \$65.00
City Stamp 1-653-384-592 City Tax: \$1,365.00

1022856 1081
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 2022, between **Greater Walters A.M.E. Zion Church, Inc.** an Illinois corporation whose principal place of business is **8428 S Damen Avenue, Chicago, IL 60620**, party of the first part, and **Martin Madrid and Grecia Madrid**, of _____, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, **not as tenants in common but in joint tenancy with full rights of survivorship** all of the following described real estate situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto

WITNESSETH, that the Grantor(s), **Greater Walters A.M.E. Zion Church, Inc.** an Illinois corporation whose principal place of business is **8428 S Damen Avenue, Chicago, IL 60620**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) **Martin Madrid and Grecia Madrid**, of _____, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 24 IN BLOCK 8 IN H. O. STONE AND COMPANY'S ROBY STREET, SUPERVISION OF THE SOUTHWEST 1/4 EAST OF RAILROAD IN SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THE LAND IS COMMONLY KNOWN AS: **8458 S. DAMEN AVENUE, CHICAGO, IL 60620**
PIN 20-31-316-044-0000

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING AND ACTS DONE OR SUFFERED THROUGH BUYER.

DATED THIS 24th DAY OF FEBRUARY, 2022.

Greater Walters A.M.E. Zion Church, Inc. an Illinois corporation

BY: 

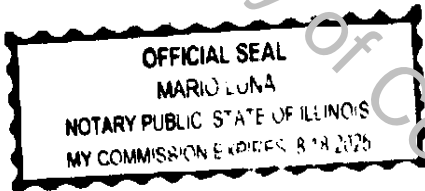
JOEL D. MILES, PRESIDENT AND AUTHORIZED
SIGNATORY


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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT **JOEL D. MILES**, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND AUTHORIZED SIGNATORY FOR **Greater Walters A.M.E. Zion Church, Inc. AN ILLINOIS CORPORATION**, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS HAVING EXECUTED THE SAME, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED, SEALED, AND DELIVERED THE SAID INSTRUMENT AS (HIS/HER/THEIR) FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF FEBRUARY, 2022.





NOTARY PUBLIC


THIS INSTRUMENT WAS PREPARED BY:
BENNETT R. KLASKY, ESQ.
555 SKOKIE BLVD, SUITE 500
NORTHBROOK IL 60062



AFTER RECORDING RETURN DOCUMENT TO

~~Martin Madrid and Grecia Madrid
8458 S. DAMEN AVENUE
CHICAGO, IL 60620~~

AND MAIL FUTURE TAX BILLS TO:

Martin Madrid and Grecia Madrid
8458 S. DAMEN AVENUE
CHICAGO, IL 60620

REAL ESTATE TRANSFER TAX		07-Mar-2022
	CHICAGO:	975.00
	CTA:	390.00
	TOTAL:	1,365.00 *
20-31-316-044-0000 20220201633651 1-653-384-592		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Mar-20
	COUNTY:	65.
	ILLINOIS:	130.
	TOTAL:	195.
20-31-316-044-0000 20220201633651 1-631-495-56		

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LOT 24 IN BLOCK 8 IN H.O. STONE AND COMPANY'S ROBESY STREET, SUBDIVISION OF PART OF THE SOUTHWEST 1/4 EAST OF RAILROAD IN SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-31-316-044-0000

Property of Cook County Clerk's Office