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2022-01364

SPECIAL WARRANTY

LLC DEED

(~~Corporation~~ to Individual)

Doc#: 2216404095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 07:43 AM Pg: 1 of 3

This Indenture made this

25 day of

MAY,

20 22

Dec ID 20220601643961
ST/CO Stamp 0-074-502-224 ST Tax \$238.00 CO Tax \$119.00
City Stamp 1-054-658-640 City Tax: \$2,499.00

Faith Financial Fairy LLC

party of the first part, and

Adriana Palencia

party of the second part.

Grantee's Address: ^{AJC} 1232 Tripp Street, Chicago, IL 60623

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the ~~Board of Directors of said corporation~~, ^{Manager of LLC} by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

subject to: taxes not yet due and payable, general restrictions as they appear of record.

Permanent Real Estate Index No.: 16-22-202-034-0000

Property Address: 1232 Tripp Street, Chicago, IL 60623

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, 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 charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

The 25 day of MAY 2022.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its MARIA AGERA, the day and year first above written.

PREMIER TITLE

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Faith Financial Fairy LLC

BY: *[Signature]*
MANAGER

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that LISA GILES, personally appeared before me and acknowledged himself/herself as the MANAGER of Faith Financial Fairy LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument ~~as pursuant to authority given by the Board of Directors of said corporation,~~ as his/her free and voluntary act, and ~~as the free and voluntary act and deed of said corporation,~~ for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of MAY, 2022.



IMPRESS SEAL HERE

My Commission expires on _____

[Signature]
Notary Public

This Instrument Was Prepared By:

James M. Pauletto
220 E. North Avenue
Northlake, IL 60164

MAIL TO: Adriana Palencia
SEND TAX BILLS TO: 1232 S Tripp Avenue
Chicago IL 60623

Office

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EXHIBIT "A" Legal Description

File No.: 2022-01364-PT

LOT 40 IN BLOCK 2 IN FRANCIS P. CASEY'S SUBDIVISION OF BLOCKS 1 TO 4 IN SUBDIVISION BY L. C. PAINE FREER (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1232 Tripp Street, Chicago, IL 60623

PERMANENT INDEX NO.: 16-22-202-034-0000

Property of Cook County Clerk's Office