

UNOFFICIAL COPY

Doc#. 2217846090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2022 02:16 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

BATRIGITT HUBER

Dec ID 20220601652998
ST/CO Stamp 0-276-437-072

THIS INDENTURE, made this 14th day of June, between **RED PINE PROPERTIES, LLC**, a Delaware 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, party of the first part, and **GH&D DEVELOPMENT INC.**, party of the second part;

(GRANTEE'S ADDRESS) 4720 NORTH AUSTIN AVENUE, CHICAGO, ILLINOIS 60630

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, 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, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2M IN BUILDING 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NASSAU TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT LR3152363, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; parties in possession; public and utility easements and roads and highways; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2021 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 24-25-415-017-1052

Property Address: 12550 SOUTH FAIRVIEW AVENUE, UNIT 2-2M, BLUE ISLAND, ILLINOIS 60406

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 assigns forever.

And the said party of the first part, for itself and its successors, 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**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

Red Pine Properties, LLC

By *Jordan Gross*
Jordan Gross
Authorized Signatory

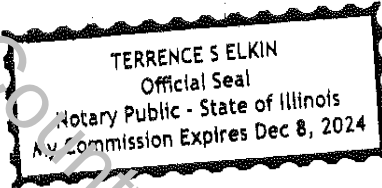
STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jordan Gross personally known to me to be an Authorized Signatory of Red Pine Properties, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of JUNE, 2022.

Terrence S. Elkin
Notary Public

My commission expires on 12/8/2024



This instrument was prepared by Red Pine Properties, LLC, P.O. Box 8795, Carol Stream, IL 60197

Mail to:

GH&D DEVELOPMENT INC.
4720 NORTH AUSTIN AVENUE
CHICAGO, ILLINOIS 60630

Name and Address of Taxpayer:

GH&D DEVELOPMENT INC.
4720 NORTH AUSTIN AVENUE
CHICAGO, ILLINOIS 60630

PROPERTY OF COOK COUNTY CLERK'S OFFICE


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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 6-16-22

Signature:


Grantor or Agent

Subscribed and sworn to before me
this 16 day of June 2022

Notary Public:






The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated:




Signature:


Grantee or Agent

Subscribed and sworn to before me
this 16 day of June 2022

Notary Public:





NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)