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Doc#: 2218906142 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/08/2022 09:42 AM Pg: 1 of 5

This document prepared by:

Alena Jotkus

Shvartsman Law Offices

400 Skokie Blvd., Suite 220

Northbrook, Illinois 60062

Dec ID 20220601655716

ST/CO Stamp 1-432-699-984 ST Tax \$244.00 CO Tax \$122.00

City Stamp 1-226-916-944 City Tax: \$2,562.00

After recording send to:

COSS PROPERTIES LLC

5023 W. Diversey

Chicago, IL 60639

Send subsequent tax bills to:

COSS PROPERTIES LLC

5023 W. Diversey

Chicago, IL 60639

141355

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of June, 2022, by and between **M&J FINANCIAL, INC.**, an Illinois corporation, whose address is 2 Northfield Plaza, Suite 320, Northfield, Illinois 60093 ("Grantor") and **COSS PROPERTIES LLC**, an Illinois limited liability company (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor **CONVEYS AND QUIT CLAIMS** onto the Grantee the following described real estate, situated and being in the City of Chicago, County of Cook, State of Illinois:

SEE EXHIBIT "A" ATTACHED

PINs: 13-28-401-011-0000, 13-28-401-012-0000,
13-28-401-013-0000, 13-28-401-014-0000

Commonly Known As: 5023 W. Diversey, Chicago, IL 60639

SUBJECT 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 real estate; and general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, her heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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WITNESS the signature of the Grantor the day and year first above written.

M&J Financial, Inc., an Illinois corporation,

By: *Diana Blumin*
Name: Diana Blumin
Its: President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

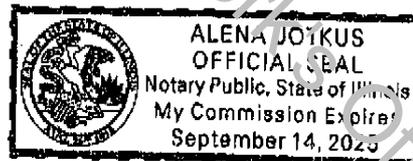
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Diana Blumin, the President of **M&J Financial, Inc., an Illinois corporation**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, as such President and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of June, 2022.

Alena Jotkus
Notary Public

My Commission Expires: 9/14/25

(Seal)



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 11, 12, 13, AND 14 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 9, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

07-Jul-2022



COUNTY:	122.00
ILLINOIS:	244.00
TOTAL:	366.00

13-28-401-011-0000

20220601655716 | 1-432-699-984

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REAL ESTATE TRANSFER TAX

07-Jul-2022



CHICAGO:	1,830.00
CTA:	732.00
TOTAL:	2,562.00 *

13-28-401-011-0000 | 20220631655716 | 1-226-916-944

* Total does not include any applicable penalty or interest due.