

UNOFFICIAL COPY

PREPARED BY:
Robson & Lopez LLC
121 S Western Ave, Unit 1
Chicago, IL 60612

Doc#: 2226612215 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 02:09 PM Pg: 1 of 2

MAIL TAX BILL TO:
BMJ INVESTMENT GROUP
9126 S. ROBERTS RD. INC.
HICKORY HILLS, IL 60457

Dec ID 20220901642140
ST/CO Stamp 0-926-668-368 ST Tax \$135.00 CO Tax \$67.50
City Stamp 1-938-150-992 City Tax: \$1,417.50

MAIL RECORDED DEED TO:
BMJ Investment Group, Inc.
9126 S. Roberts Rd
Hickory Hills IL 60457

4721-10989

SPECIAL WARRANTY DEED

THE GRANTOR, Mary Jane Farrell, a widowed woman, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to BMJ Investment Group, Inc., a corporation organized and existing under the laws of the State of Illinois, all interest in the following described real estate situated in Cook, State of Illinois, to wit:

Lot 19 (except the North 25 feet thereof) and Lot 20 in F.J. Lewis' South Eastern Development, being a Subdivision in the West Half and in the Northeast Quarter of Section 17, and the Southeast Quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 26-17-210-043-0000
Property Address: 10857 South Avenue F, Chicago, IL 60617

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements and public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

UNOFFICIAL COPY

Dated this 16th day of September 20 22

Mary Jane Farrell
Mary Jane Farrell

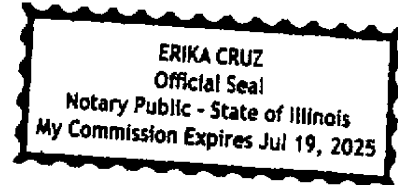
STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary Jane Farrell, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

16th day of September 20 22
Erika Cruz
Notary Public
My commission expires: 7-19-2025

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office