

# UNOFFICIAL COPY

THIS INSTRUMENT  
PREPARED BY:  
Eliyahu Morgenstern  
PreroLaw, P.C.  
8424 Skokie Blvd., Suite 200  
Skokie, Illinois 60077

Doc#: 2229846281 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2022 03:18 PM Pg: 1 of 3

Dec ID 20221001665655  
ST/CO Stamp 0-611-004-752 ST Tax \$125.00 CO Tax \$62.50

AFTER RECORDING  
RETURN TO:  
John Gonella  
33 South Roselle Road  
Schaumburg, IL 60193

MAIL TAX BILLS TO:  
Tri State Property Group LLC  
1309 Coffee Ave # 6206  
Sheridan WY 82801

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), dated as of this 13 day of October, 2022, is given by S.A.G. 1111 LLC, an Illinois limited liability company duly authorized to transact business in the State of Illinois and having an office located at 1820 W. Webster St. Unit 101, Chicago, Illinois 60614 ("Grantor") to Tri State Property Group LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents do hereby remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

[Signatures on Following Page]

FIRST AMERICAN TITLE  
FILE # AF1029248

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 25584  
ADDRESS 14616 Grant St  
ISSUE 10/20/22 EXPIRED 11/20/22  
AMT. \$50.00  
TYPE Warranty Jordan  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 25583  
ADDRESS 617 E 144th St  
ISSUE 10/20/22 EXPIRED 11/20/22  
AMT. \$50.00  
TYPE Warranty Jordan  
VILLAGE COMPTROLLER



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL: 1

PARCEL A: THE SOUTH 15 FEET OF THE SOUTH 90 FEET OF THE NORTH 205 FEET OF LOT 7, ALSO THE NORTH 22.5 FEET OF THE SOUTH 92 FEET OF LOT 7, ALSO THE NORTH 10.5 FEET OF LOT 5 (EXCEPT THE WEST 141.73 FEET THEREOF) ALSO LOT 4 (EXCEPT THE NORTH 65 FEET AND ALSO EXCEPT THE WEST 141.73 FEET THEREOF) ALL IN GEORGE S. HARTER'S SUBDIVISION OF THE NORTH 297 FEET OF THE WEST 297 FEET OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE SOUTH 15 FEET OF THE SOUTH 90 FEET OF THE NORTH 205 FEET OF LOT 12 LYING WEST OF THE WEST LINE OF GRANT STREET, ALSO THE NORTH 22.5 FEET OF THE NORTH 62 FEET OF THE SOUTH 92 FEET OF LOT 12 LYING WEST OF THE WEST LINE OF GRANT STREET IN RESUBDIVISION OF BLOCK 1 IN VAN DUEREN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PARCEL: 2

THE WEST 7 1/2 FEET OF LOTS 4 AND 5 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 18, IN COUNTY CLERK'S DIVISION, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 29-10-200-040-0000 (Vol. 202) and 29-10-200-047-0000 (Vol. 202) and 29-03-416-010-0000 (Vol. 194)

Property Address: 14616 Grant St, 617 East 144th Street, Dolton, Illinois 60419

Property of Cook County Clerk's Office