

UNOFFICIAL COPY

Doc#: 2231345066 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/09/2022 11:25 AM Pg: 1 of 3

Dec ID 20221101682773

ST/CO Stamp 0-141-957-456 ST Tax \$325.00 CO Tax \$162.50

City Stamp 0-448-010-576 City Tax: \$3,412.50

This instrument was prepared by:

Lina Aukstuolis, Esq.
1142 W. Madison St. STE 402
Chicago, Illinois 60607

After recording return to:

Damon Reed and Nicole Reed
7233 South Stony Island Ave
Chicago, IL 60649

Mail Subsequent Tax Bills to:

Damon Reed and Nicole Reed
7233 South Stony Island Ave
Chicago, IL 60649

SPECIAL WARRANTY DEED

This Indenture, made as of the 4th day of November 2022, between **CLO HOLDINGS PORTFOLIO LLC, a Delaware limited liability company**, of 1142 West Madison Street, Suite #402, Chicago, Illinois 60607 ("**Grantor**"), and **DAMON REED AND NICOLE REED**, Chicago IL (**Grantee**), ^{husband and wife} *as Tenants by the Entirety*

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS AND CONVEYS to the GRANTEE and to its successors and assigns, as tenants by the entirety, FOREVER, all of the following described land and the improvements thereon that Grantor owns (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HERETO BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto, TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to general real estate taxes for the year 2021 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; and a cts of the Grantee.*

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

This is not a Homestead property.

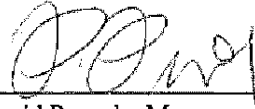
[SIGNATURE APPEARS ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has hereunto executed this Deed as of the day and year first above written.

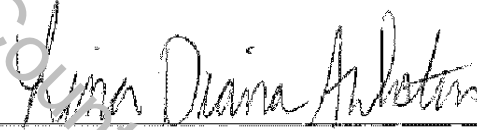
CLO HOLDINGS PORTFOLIO, LLC,
a Delaware limited liability company

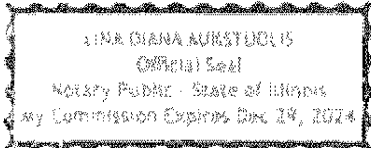
By: 
David Pezzola, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that DAVID PEZZOLA, the Manager of CLO HOLDINGS PORTFOLIO, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4 day of November 2022.


Notary Public



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EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH 25 FEET OF LOT 28 IN BOARDMAN'S SUBDIVISION OF LOT 7 IN SEIPP SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-25-112-036-0000

Commonly Known As: 7233 South Stony Island Avenue, Chicago, Illinois 60649

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