

UNOFFICIAL COPY



Doc# 2300515027 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2023 01:36 PM PG: 1 OF 2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to 1426 E Marquette LLC, an Illinois limited liability company, address 835 N. Harvey, Oak Park, Illinois 60302, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

THE WEST 30 FEET OF LOT 23 IN WHITE AND COLEMAN'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 703.4 FEET AND SOUTH OF THE NORTH 1822.5 FEET THEREOF AND EAST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1426 E. MARQUETTE AVENUE, CHICAGO, IL 60637

PERMANENT INDEX NO: 20-23-220-020-0000

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general real estate taxes for 2022, and subsequent years;
- (b) building code violations of record; *Recorded As Document Numbers 0735335316 and 1013012201*

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

*22CSC349005LP
Mm 1012*

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IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this Special Warranty Deed to be signed by Vice-President on its behalf, this 20 day of December, 2022

COMMUNITY INITIATIVES INC.,

By: [Signature]
Vice-President

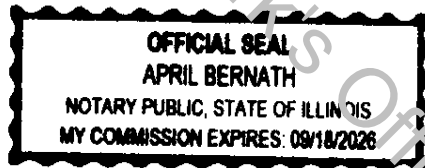
THIS INSTRUMENT WAS PREPARED BY:
GREIMAN, ROME & GRIESMEYER, LLC
205 W. Randolph Street, Suite 2300
Chicago, Illinois 60606


STATE OF ILLINOIS
COUNTY OF COOK

I, April Bernath, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess, personally known to me to be the Vice-President of COMMUNITY INITIATIVES INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice-President, (s)he signed and delivered the said instrument pursuant to authority given by said corporation as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



GIVEN under my hand and official seal this 20th day of Dec, 2022

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		27-Dec-2022
	CHICAGO:	2,092.50
	CTA:	837.00
	TOTAL:	2,929.50 *
20-23-220-020-0000 20221201617884 1-569-881-424		
* Total does not include any applicable penalty or interest due.		

AFTER RECORDING
MAIL TO:
Matthew Tedlinsky
Rudolph Kaplan LLC
738 N. Wells St. Ste 2
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		27-Dec-2022
	COUNTY:	139.50
	ILLINOIS:	279.00
	TOTAL:	418.50
20-23-220-020-0000 20221201617884 2-029-763-920		

MAIL TAX BILLS TO:
1426 E MARQUETTE LLC
835 N. HARVEY
OAK PARK, IL 60201