

# UNOFFICIAL COPY

## THIS INSTRUMENT WAS PREPARED BY:

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2023 12:39 PM Pg: 1 of 4

Dec ID 20221101694786  
ST/CO Stamp 0-324-867-920 ST Tax \$650.00 CO Tax \$325.00  
City Stamp 1-926-567-760 City Tax: \$6,825.00

## AFTER RECORDING RETURN TO:

Madison and Wesley Inc.  
735 Wesley Ave.  
Evanston, IL 60202

41073050 married  
**GIT**

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 31st day of January, 2023 by **EARNEST GATES, divorced, not since remarried ("Grantor")**, having an address of 216 S. Hoyne Avenue, Chicago, IL 60612, to **MADISON AND WESLEY INC., an Illinois corporation ("Grantee")**, having an address of 735 Wesley Avenue, Evanston, IL 60202.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"**, hereto (hereinafter referred to as the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.



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**EXHIBIT "A"**  
**to Special Warranty Deed**

**LEGAL DESCRIPTION**

LOTS 39 AND 40 IN BLOCK 11 IN COBE AND MCKINNON'S 63<sup>RD</sup> STREET AND KEDZIE  
SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

PIN: 19-13-317-001-0000

COMMON ADDRESS: 6101-05 S. TROY ST., CHICAGO, IL 60629

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**EXHIBIT "B"**  
**to Special Warranty Deed**

**PERMITTED EXCEPTIONS**

1. General real estate taxes not yet due and payable at the time of Closing.
2. Acts done or suffered by grantee or anyone claiming by, through, or under grantee.
3. Public and utility easements.
4. All covenants, conditions, and restrictions of record, if any.
5. Unrecorded tenant leases.

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