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THIS INSTRUMENT WAS PREPARED BY:

Paul S. Balik, Esq. Miner, Barnhill & Galland, P.C. 325 N. LaSalle Street, Suite 350 Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Madison and Wesley Inc. 735 Wesley Av.: Evanston, IL 60252

4/073050 mwr.

Doc#. 2303441158 Fee: \$98.00

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

SEECIAL 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, FORLVER, 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.

2303441158 Page: 2 of 4

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Grantor:

By: Earnest Gates, an individual

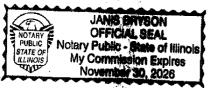
State of ILLINO'S

County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Earnest Gates, personally known to me to be the Grantor, 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 Grantor he signed and delivered the said instrument, as his free and voluntary act.

Given under my hand and official seal, this 30 day of January, 2023.

Commission expires



Send Subsequent Tax Bills To:

MADISON AND WESLEY INC.

735 Wesley Ave. Evanston, IL 60202

REAL ESTATE TRANSFER	TAX	AX 03-Feb-2023	
	COUNTY:	325.00	
	ILLINOIS:	650.00	
	TOTAL:	975.00	
19-13-317-001-0000	20221101694786	0-324-867-920	

REAL ESTATE TRANS	03-Feb-2023	
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *
19-13-317-001-0000	20221101694786	1-926-567-760

* Total does not include any applicable penalty or interest due.

2303441158 Page: 3 of 4

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EXHIBIT "A" to Special Warranty Deed

LEGAL DESCRIPTION

LOTS 39 AND 40 IN BLOCK 11 IN COBE AND MCKINNON'S 63RD 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:

13-317-001-0000

COMMON ADDRESS:

6101-05 S. TROY ST., CHICAGO, IL 60629

2303441158 Page: 4 of 4

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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.

