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SPECIAL WARRANTY DEED

The Grantor CHICAGO ASSETS, LLC, an Illinois limited liability company with an office located at 1507 East 53rd Street, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), hereby grants, bargains, sells, and conveys to:

Doc#: 2304513119 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 11:52 AM Pg: 1 of 3

Dec ID 20230201651179
ST/CO Stamp 0-923-668-304 ST Tax \$75.00 CO Tax \$37.50
City Stamp 0-287-969-104 City Tax: \$787.50

(The above space for Recorder's use only)

KAVALA PROPERTIES LLC, an Illinois limited liability company with an office located at 10632 Lawler Avenue, Village of Oak Lawn, County of Cook, State of Illinois, all of the following described land and the improvements thereon situated in the County of Cook State of Illinois, being described and known as follows:

THE WEST 22 FEET OF LOT 1 IN BLOCK 5 IN JOHNSTON AND CLEMENTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-22-409-001-0000

PROPERTY ADDRESS: 535 E 68TH ST., CHICAGO, IL 60637

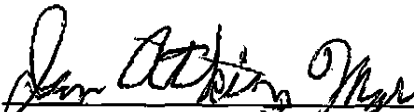
together with all and singular the hereditaments and appurtenances thereto; **TO HAVE AND TO HOLD** the same, with the appurtenances thereto, forever.


SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property; also **SUBJECT TO** Injunctive Order entered October 5, 2017, in case no. 16 MI 402107, and also real estate taxes for 2022 and subsequent years.

AND THE SAID party of the first part does hereby covenant with the said parties of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of CHICAGO ASSETS, LLC., dated this 13th day of February, 2023.

CHICAGO ASSETS, LLC



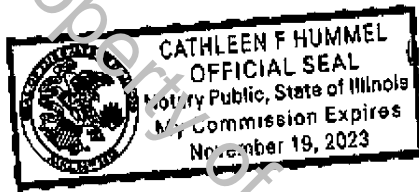
Ian Atkin, Manager (seal)

G. S. I. Wachover, Atty under P.O.A.

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ALAN L. WISCHHOVER, Attorney in Fact for Ian Atkin, Manager, CHICAGO ASSETS, LLC is 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 he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 13th day of February, 2023.



Cathleen F Hummel

Notary Public

MAIL RECORDED DEED TO:
Marnieris Law
10661 South Roberts Road
Suite 107
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:
Kavala Properties LLC
10632 Lawler Avenue
Oak Lawn, IL 60453

This Instrument prepared by:
Alan L. Wischhover
WISCHHOVER & Associates
11757 Southwest Highway
Palos Heights, IL 60463
708-598-4404

Property of Cook County Clerk's Office

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First American Title™

Exhibit A

File No.: IL23-6185

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

THE WEST 22 FEET OF LOT 1 IN BLOCK 5 IN JOHNSTON AND CLEMENTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 20-22-409-001-0000

Property Address: 535 E 68th St, Chicago, IL 60637

Property of Cook County Clerk's Office

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This form has not been approved as an ALTA standard Form.