

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2304655180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 03:37 PM Pg: 1 of 2

Dec ID 20230201649178
ST/CO Stamp 0-230-657-872 ST Tax \$46.00 CO Tax \$23.00

THIS INDENTURE, made this 15th day of November, between **OLD LINE 22, LLC**, a Delaware limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **OROZCO REMOLDING, INC.**, party of the second part;

(GRANTEE'S ADDRESS) 16624 SOUTH UNION AVENUE, HARVEY, ILLINOIS 60426

WITNESSETH, that the said party of the first part for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE WEST ½ OF LOT 18 IN BLOCK 187 IN THE TOWN OF CHICAGO HEIGHTS, IN SECTION 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; parties in possession; public and utility easements and roads and highways; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2021 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 32-29-215-005-0000

Property Address: 42 WEST 23RD STREET, CHICAGO HEIGHTS, ILLINOIS 60411

Together with all the singular and 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, 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 charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

OLD LINE 22, LLC

By 
John Gardner
Authorized Signatory

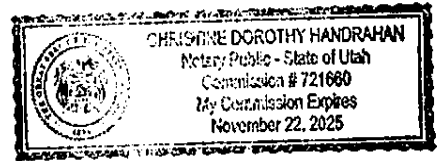
STATE OF UTAH, COUNTY OF Salt Lake ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, John Gardner personally known to me to be an Authorized Signatory of Old Line 22, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of November, 2022.

Christine Dorothy Handrahan
Notary Public

My commission expires on 11/22/25.



This instrument was prepared by Old Line Properties, LLC, 1000 Riverside Avenue, Suite 400, Jacksonville, FL 32204

Mail to:

OROZCO REMOLDING, INC.
16624 SOUTH UNION AVENUE
HARVEY, ILLINOIS 60426

Name and Address of Taxpayer:

OROZCO REMOLDING, INC.
16624 SOUTH UNION AVENUE
HARVEY, ILLINOIS 60426

CITY OF CHICAGO
HGTS. TRANSFER TAX

184 DOLLARS