

UNOFFICIAL COPY

Doc#: 2306710096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2023 12:18 PM Pg: 1 of 3

PREPARED BY:

Robert A. Boron
33 N. LaSalle Street, Ste. 2600
Chicago, IL 60602

Dec ID 20230301663448
ST/CO Stamp 1-043-300-176 ST Tax \$90.00 CO Tax \$45.00
City Stamp 0-507-707-216 City Tax: \$945.00

MAIL TAX BILL TO:

Kustom Kar, LLC.
7455 S. Exchange Ave.
Chicago, Illinois 60649

MAIL RECORDED DEED TO:

Mr. Forest Miles
McCarthy Duffy, LLP
180 N. LaSalle Street, Ste. 2300
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

THE GRANTOR, State Title, Inc., an Illinois corporation, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Kustom Kar, LLC., an Illinois limited liability company, of 7455 S. Exchange Ave., Chicago, Illinois, 60649, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THE SOUTHERLY 75 FEET OF LOT 50 (EXCEPT THE SOUTH 6 FEET OF THE WESTERLY 200 FEET THEREOF DEDICATED FOR AN ALLEY) IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30 WITH BLOCKS 1, 2, 4, 64, 66, 126, 127, AND 128 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST ½ OF THE SOUTHWEST ¼ AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N.: 21-30-121-006-0000

Commonly known as: 7455 S. Exchange Ave., Chicago, Illinois, 60174

FIDELITY NATIONAL TITLE CH22029036

UNOFFICIAL COPY

Subject to those items set forth in Exhibit A, attached hereto and incorporated herein.

Dated: February 8, 2023

STATE TITLE, INC., an Illinois corporation

By: Marilyn Hall
Its President

Attest:

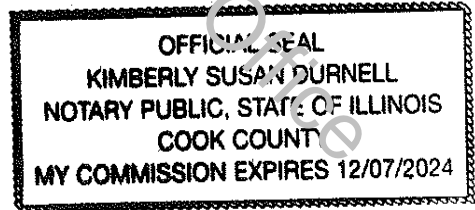
Kimberly Hall
Its Secretary

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 Marilyn Hall, as President, and Kimberly Hall, as Secretary of State Title, Inc., an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act of State Title, Inc., pursuant to the authority granted them as President and Secretary of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of February, 2023.

Kimberly Susan Durnell
Notary Public
My commission expires:



UNOFFICIAL COPY

EXHIBIT A

- A. Taxes for the years 2022 and 2023.
Permanent Tax No.: 21-30-121-006-0000
- B. Existing Unrecorded ~~Reasons~~^{Leases} and all rights thereunder of the ~~Reasons~~^{Leases} and of any person or party claiming by, through or under the Reasons.
- C. Any lien or right for lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.
- D. Rights or claims of parties in possession not shown by Public Records.
- E. Any encroachment, encumbrances, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- F. Easements, or claims of easements, not shown by the Public Records.
- G. Taxes or special assessments which are not shown by the Public Records.

Property of Cook County Clerk's Office