

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2023 09:15 AM Pg: 1 of 3

23-65615

***This document prepared by:***

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Dec ID 20230301676279  
ST/CO Stamp 0-693-405-904 ST Tax \$143.00 CO Tax \$71.50  
City Stamp 1-008-404-688 City Tax: \$1,501.50

***After recording send to:***

Molo Invest A1 LLC  
9322 S. 51<sup>st</sup> Avenue  
Oak Lawn, Illinois 60453

***Send subsequent tax bills to:***

Molo Invest A1 LLC  
9322 S. 51<sup>st</sup> Avenue  
Oak Lawn, Illinois 60453

## **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 16 day of March 2023, by and between **LIGHTHOUSE PORTFOLIO HOLDINGS LLC**, an Illinois limited liability company, whose address is 655 Deerfield Road, Suite 100-320, Deerfield, IL 60015 ("Grantor") and **MOLO INVEST A1 LLC**, an Illinois limited liability company ("Grantee").

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor **CONVEYS AND QUIT CLAIMS** onto the Grantee the following described real estate, situated and being in the City of Chicago, County of Cook, State of Illinois:

### **SEE EXHIBIT "A" ATTACHED**

Property Address: 11311 S. Bishop Street, Chicago, IL 60643  
PIN: 25-20-114-020-0000

**SUBJECT TO:** covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of real estate; and general real estate taxes not due and payable at the time of Closing.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**WITNESS** the signature of the Grantor the day and year first above written.

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**LIGHTHOUSE PORTFOLIO HOLDINGS LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY**

By: \_\_\_\_\_  
Name: Ilan Tzadka  
Its: Manager

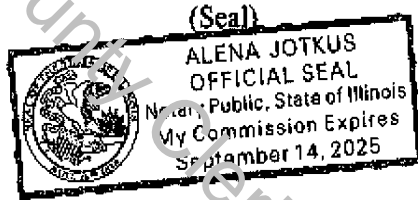
STATE OF ILLINOIS        )  
  )        ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Ilan Tzadka, the Manager of Lighthouse Portfolio Holdings LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, as such Member and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of March, 2023.

Alena Jotkus  
Notary Public

My Commission Expires: 9/14/25



PROFESSIONAL CLERK'S OFFICE

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## EXHIBIT A

### LEGAL DESCRIPTION

Property Address: 11311 S. Bishop Street, Chicago, IL 60643  
Parcel ID: 25-20-114-020-0000

LOT 27 IN BLOCK 61, IN ROGERS' RESUBDIVISION OF CERTAIN BLOCKS IN WASHINGTON HEIGHTS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office