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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#. 2309447049 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/04/2023 12:42 PM Pg: 1 of 3

Dec ID 20230301686185

ST/CO Stamp 1-807-497-424 ST Tax \$242.00 CO Tax \$121.00

City Stamp 1-941-715-152 City Tax: \$2,541.00

(The above space for Recorder's use only)

GENEERO'JAC'S ON, who resides at 169 Owen, in the Village of Matteson, 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, legally described and known as follows:

THE NORTH 1/2 OF LCT 67 IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-323-005-0000

POSTAL ADDRESS: 7721 S Saginaw Avc., Chicago IL 60449

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

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** real estate taxes for second installment 2022 and subsequent years.

IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of CHICAGO ASSETS, LLC., dated this 3rd day of April, 2023.

CHICAGO ASSETS, LLC

Ian Atkin, Manager, (seal)

White was the seal of the

2309447049 Page: 2 of 3

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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 3rd day of April, 2023.

CATHLEEN F HUMMEL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 19, 2013

Notary Public

MAIL RECORDED DEED TO: Knight Morris Reddick Law Group 333 South Wabash Ave., Suite 2700 Chicago, IL 60604 SEND SUBSEQUENT TAX BILLS TO:
Geneero Jackson
7721 S Saginaw Ave.
Chicago, IL 60649

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

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

EXHIBIT A

The Land is described as follows

THE NORTH 1/2 OF LOT 67 IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST IF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 21-30-323-005-0000

Property Address: 7721 S Saginaw Ave, Chicago, IL 60649

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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