

# UNOFFICIAL COPY

Doc#: 2309447049 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2023 12:42 PM Pg: 1 of 3

## 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:

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 JACKSON, 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 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 OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

PIN: 21-30-323-005-0000

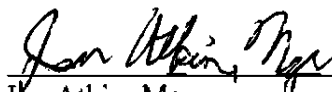
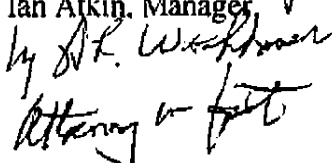
POSTAL ADDRESS: 7721 S Saginaw Ave., Chicago IL 60449

together with all and singular the hereditaments and appurtenances 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  
by   
Attorney in Fact

(seal)



# UNOFFICIAL COPY

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	<small>ISSUED BY</small> <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

## 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 1/2 OF 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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Form 5033717-EX (4-9-18)

ALTA Commitment for Title Insurance (8-1-16)

Illinois - Exhibit A