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Doc#: 2310319002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2023 09:30 AM Pg: 1 of 3

Dec ID 20220401683647
ST/CO Stamp 0-300-639-440 ST Tax \$37.50 CO Tax \$18.75
City Stamp 0-172-385-488 City Tax: \$393.75

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

THIS INDENTURE, made this 15 day of April, 2022 between ATLANTIC MUNICIPAL CORPORATION., an Illinois corporation 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 Soteria Construction and Investments, Inc. whose address is 18300 S. Halsted Street 348, Glenwood, IL 60425, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$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 of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to said parties heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular the 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 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 party of the second part, heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and to said parties 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 DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 25-28-218-016-0000

Address of real estate: 12157 S. Princeton Ave., Chicago, IL 60628

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President the day and year first above written.

ATLANTIC MUNICIPAL CORPORATION

By: 
David R. Gray, Jr., President

Prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David R. Gray, Jr. personally known to me to be the President and Director of ATLANTIC MUNICIPAL CORPORATION and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such and that he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of April, 20 22.

Lance W. Shields Jr. (Notary Public)

Mail to:

Soteria Construction and Investments Inc.
18300 S. Halsted St.
#348
Glenwood, IL 60425



Name and Address of Taxpayer:

Soteria Construction and Investments Inc
18300 S. Halsted St.
#348
Glenwood, IL 60425

Property of Cook County Clerk's Office

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

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

PARCEL A

LOT 24 IN BLOCK 26 IN WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 25-28-218-017-0000

PARCEL B

LOT 25 IN BLOCK 26 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 25-28-218-016-0000

Property Address: 12157 S Princeton Ave, Chicago, IL 60628

Exempt under provisions of Paragraph D, Section

31-45, Real Estate Transfer Tax Act, and Paragraph E, Section 200-1-286, Chicago Transaction Tax Ordinance.

Dated: _____ Signature: _____

(para. D lists transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered)

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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