

UNOFFICIAL COPY

Chicago Title

2365075214500

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SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO: SIDOR LAW LTD
1303 W. HEATHER LANE
ARLINGTON HTS. IL 60005

NAME & ADDRESS OF TAXPAYER:

ENHANCEMENT PRO. CORP
8516 S. WABASH AVE
CHICAGO IL 60619

Doc# 2312508067 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/05/2023 10:29 AM Pg: 1 of 4

Dec ID 20230301686964

ST/CO Stamp 1-507-380-432 ST Tax \$235.50 CO Tax \$117.75

City Stamp 0-586-108-112 City Tax: \$2,472.75

THIS INDENTURE, made this 4th day of April, 2023 between HAIR NETTE EMPORIUM, LLC, a dissolved Illinois limited liability company, having taken title as HAIR NETTE EMPORIUM, LLC, and MARNETTE JAMES and CRAIG JAMES, individually, as all of the members of said Dissolved limited liability company and comprising all owners, being an Illinois licensed limited liability company created and existing under and by virtue of the laws of the State of Illinois and as a dissolved entity no longer transacting business in the State of Illinois and pursuant to its winding down process, divests itself of all assets, party of the first part, and ENHANCEMENTS PROFESSIONAL CORPORATION, an Illinois Corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the sole member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the State of ILLINOIS known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO ANY AND ALL CONVENANTS, CONDITIONS, EASEMENTS RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in any way appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever.

PROPERTY ADDRESS: 1133 E. 95th Street, Chicago, Illinois 60619

P.I.N. 25-11-104-001-0000

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

BY: Craig James
CRAIG JAMES

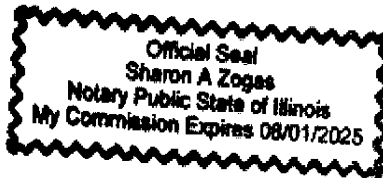
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG JAMES PERSONALLY KNOWN TO ME TO BE THE MEMBER OF SAID LIMITED LIABILITY COMPANY, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH, HE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY, GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 9th DAY OF April, 2023.

Sharon A. Zogas
NOTARY PUBLIC

This instrument prepared by:
Sharon A. Zogas & Associates, LTD.
10020 S. Western, Chicago, IL 60643



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

BY: Marnette James
MARNETTE JAMES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT MARNETTE JAMES PERSONALLY KNOWN TO ME TO BE THE MEMBER OF SAID LIMITED LIABILITY COMPANY, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH, SHE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY, GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 4th DAY OF April, 2023.

[Signature]
NOTARY PUBLIC

This instrument prepared by:
Sharon A. Zogas & Associates, LTD.
10020 S. Western, Chicago, IL 60643



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LOT 10 IN BLOCK 33 IN COTTAGE GROVE HEIGHTS ADDITION, BEING A
SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 11, TOWNSHIP 37 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office