

UNOFFICIAL COPY



Doc# 2312822016 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/08/2023 10:59 AM PG: 1 OF 3

Special Warranty Deed

(LLC to Individual)

Illinois

23Ba-57622

Above Space for Recorder's Use Only

THE GRANTOR, C2V Properties, LLC, an Illinois Limited Liability Company 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, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, GRANTS, BARGAINS, SELLS, and CONVEYS to the Grantee, ~~Kendall R. Edwards~~ and Tajaz Edwards, as tenants by the entirety, of 8232 Kennedy Ave., Unit 2, Highland, IN 46322, the following described Real Estate situated in the County of Cook, in the State of Illinois legally described and known as follows: * Kendall

Legal description: attached hereto and made part hereof.

Common Address: 7726 S Ada Street, Chicago, IL 60620

Permanent Index Number(s): 20-29-314-021-0000

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, SUBJECT TO:

General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

The date of this deed of conveyance is 28th day of April 2023

C2V Properties, LLC

By its authorized signatory Eric Smith

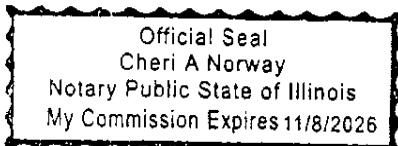
State of IL)
) SS.
County of COOK)

REAL ESTATE TRANSFER TAX		08-May-2023
	COUNTY:	115.50
	ILLINOIS	231.00
	TOTAL	346.50
20-29-314-021-0000	20230401606933	2-973-431-504

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric Smith, as authorized signatory for C2V Properties, LLC, 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 it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal this 28th day of April 2023
My Commission Expires 11-8-2026



Cheri A Norway
(Notary Public)

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LEGAL DESCRIPTION

For the premises commonly known as: 7726 S Ada Street, Chicago, IL 60620

Property Index Number: 20-29-314-021-0000

SEE ATTACHED LEGAL DESCRIPTION

Property of Cook County Clerks Office

REAL ESTATE TRANSFER TAX 04-May-2023



CHICAGO:	1,732.50
CTA:	693.00
TOTAL:	2,425.50 *

20-29-314-021-0000 | 20230401606933 | 0-081-076-944

* Total does not include any applicable penalty or interest due.

Instrument prepared by:

Ellen C. Deranian
Deranian Law Group, LLC
5113 S. Harper, #2C
Chicago, IL 60615

Send subsequent tax bill to:

Kendall R. Edwards & Tajaz
Edwards

Recorder send recorded document to:

Kendall R. Edwards & Tajaz
Edwards

7726 S Ada
Chicago, IL 60620

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN SIMONTON'S SUBDIVISION OF BLOCK 28 (EXCEPT THE NORTH 253 FEET OF THE EAST 1/2 IN JONE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7726 South Ada Street, Chicago, IL 60620
PIN# 20-29-314-021 0000

Property of Cook County Clerk's Office