

# UNOFFICIAL COPY

Doc#: 2314633268 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2023 01:10 PM Pg: 1 of 4

Dec ID 20230501627379  
ST/CO Stamp 1-030-515-408 ST Tax \$71.00 CO Tax \$35.50  
City Stamp 0-493-644-496 City Tax: \$745.50



PP 1002

Commitment Number: 220378325 NR  
Seller's Loan Number: 59894-I

This instrument prepared by: Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031,  
866-333-3081.

After Recording Return To:  
ServiceLink, LLC  
1325 Cherrington Parkway  
Coraopolis, PA 15108

Mail Tax Statements To: **KAJS ENTERPRISES LLC: 47 W POLK ST STE. 154,  
CHICAGO, IL 60605**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-27-426-031-0000**

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## SPECIAL/LIMITED WARRANTY DEED

The grantor, **JUPITER PROPERTY MANAGER, LLC**, whose tax-mailing address is 201 EAST MCBEE AVENUE, STE. 300, GREENVILLE, SC 29601, for and in consideration of \$71,000.00 (Seventy One Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **KAJS ENTERPRISES LLC**, whose tax mailing address is 47 W POLK ST STE. 154, CHICAGO, IL 60605, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

**LOT 12 IN BLOCK 2 OF COLE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address is: 7828 South Rhodes Avenue, Chicago, IL 60619

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Prior instrument reference: **Doc# 2225619051**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

PROPERTY OF Cook County Clerk's Office

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Executed by the undersigned on April 21, 2023 :

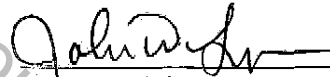
**JUPITER PROPERTY MANAGER, LLC**

By:   
Name: Kevin Holliday

Its: Director of Servicing Operations

STATE OF South Carolina  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on April 21, 2023 by Kevin Holliday its Director of Servicing Operations on behalf of **JUPITER PROPERTY MANAGER, LLC** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public John Dalton Luzzo



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**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

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