

# UNOFFICIAL COPY

Doc# 2316433244 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/13/2023 11:08 AM Pg: 1 of 4

**Prepared By:**

V. Billie Selimos, LLC.  
V. Billie Selimos, Esq.  
8383 Archer Road  
Willow Springs, Illinois 60480

Dec ID 20230401698191  
ST/CO Stamp 1-890-911-952 ST Tax \$5.00 CO Tax \$2.50  
City Stamp 0-286-033-616 City Tax: \$52.50

**Mail To:**

Bryan S. Wallock, Esq.  
Marnieris Law, P.C.  
1016 West Jackson Boulevard  
Chicago, Illinois 60607

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**Above Space For Recordors Use Only**

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that the Grantor PURPLE WHITE, 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 No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, party of the first part, does remise, release, alien and convey unto the Grantee **TRI-STATE CONSTRUCTION GROUP, INC. an Illinois Corporation** of 710 N. Pine, Chicago, Illinois 60644, party of the second part, the following described real estate, situated in the County of Cook, State of Illinois, and described as follows, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF**

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder, 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, its heirs and assigns forever.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2021 and subsequent years. Property being purchased "as is."

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PROPERTY NATIONAL TITLE

OC27029845

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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, its 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

Permanent Real Estate Index Number:

- Parcel 1: 20-17-417-026-0000; and
- Parcel 2: 20-20-228-029-0000; and

Address of Real Estate: Parcel 1: 6122 South Aberdeen Street, Chicago, Il, 60621; and  
Parcel 2: 6630 S. Sangamon Street, Chicago, Illinois 60621; and

to have and to hold forever.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Authorized Members this 17<sup>th</sup> day of APRIL, 2023.

BY: *George J. Keporos Member*

PURPLE WHITE, LLC by  
George J. Keporos, Member

BY: *James J. Kepouros Jr. Member*

PURPLE/WHITE, LLC by  
James J. Kepouros, Jr., Member

State of Illinois        )  
                                  ) ss.  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George J. Keporos and James J. Kepouros, Jr. are personally

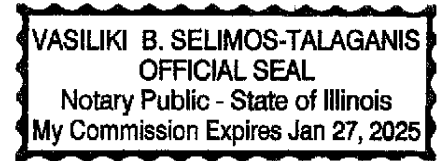
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known to me to be the Authorized Members of PURPLE WHITE, LLC., an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Members they signed and delivered the said instrument pursuant to authority given by the members of said Limited Liability Company, as the free and voluntary act of the Authorized Members, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of April, 2023.

Commission expires 1-27-2025

Vasiliki B. Selimos-Talaganis (SEAL)  
NOTARY PUBLIC



Mail to:

Bryan S. Wallock, Esq.  
Marnier Law, P.C.  
1016 West Jackson Boulevard  
Chicago, Illinois 60607

GRANTEE'S ADDRESS

Send Subsequent Tax Bills To:

Tri-State Construction Group, Inc.  
710 N. Pine  
Chicago, Illinois 60644

Cook County Clerk's Office

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**"EXHIBIT A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

LOT 9 IN JERNBERG'S SUBDIVISION OF THE EAST ½ OF THE NORTH 5 ACRES OF THE EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-17-417-026-0000

Commonly Known As: 6122 South Aberdeen Street, Chicago, Il. 60621.

**PARCEL 2**

LOT 35 IN C.B. AND E.D. HOSMER'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-20-228-029-0000

Commonly Known As: 6630 S. Sangamon Street, Chicago, Illinois 60621.

Property of Cook County Clerk's Office