

# UNOFFICIAL COPY

Doc#. 2318433253 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/03/2023 01:22 PM Pg: 1 of 4

Dec ID 20230601647207  
ST/CO Stamp 0-473-353-936 ST Tax \$13.00 CO Tax \$6.50



Commitment Number: 220370325NR  
Seller's Loan Number: 59063-1

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

After Recording Return To:

~~ServiceLink, LLC~~ Attorney Diane Danzy Odell  
~~1325 Cherrington Parkway~~ 6416 1/2 East 43rd St.  
~~Conaopolis, PA 15108~~ Chicago, IL 60653

Mail Tax Statements To: KEY DETAIL PROPERTIES LLC; 319 S. 5TH AVE, MAYWOOD, IL 60153

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
31-23-428-009-0000

## SPECIAL/LIMITED WARRANTY DEED

The grantor, **JUPITER PROPERTY MANAGER, LLC**, whose tax-mailing address is **201 EAST MCBEE AVENUE, STE. 300, GREENVILLE, NC 29601**, for and in consideration of \$12,900.00 (Twelve Thousand Nine Hundred Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **KEY DETAIL PROPERTIES LLC**, whose tax mailing address is **319 S. 5TH AVE, MAYWOOD, IL 60153**, 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 9 IN BLOCK 46 IN LINCOLNWOOD WEST, BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTHEAST 1/4 OF SECTION 23, EASTERLY OF THE ILLINOIS CENTRAL RAILROAD IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1959 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 17739257, IN COOK COUNTY, ILLINOIS.**

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**Property Address is: 128 Indiana Street, Park Forest, IL 60466**

Prior instrument reference: **Doc# 2216017227**

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.

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Executed by the undersigned on May 25, 2023:

**JUPITER PROPERTY MANAGER, LLC**

By: [Signature]

Name: Kevin Holliday

Its: Director of Servicing Operations

STATE OF South Carolina  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on May 25, 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.

[Signature]  
Notary Public



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**MUNICIPAL TRANSFER STAMP**

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

6500000000

Section 31-45, Property Tax Code.

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

Property of Cook County Clerk's Office