

UNOFFICIAL COPY

Doc#. 2318628068 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2023 09:51 AM Pg: 1 of 3

Mail to:
KFM Investment Group LLC
328 Riverside Dr
Dolton IL 60419

Dec ID 20230601652963
ST/CO Stamp 1-402-228-432 ST Tax \$4.50 CO Tax \$2.25

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR **SANTANDER BANK, N.A.** a corporation 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 the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby GRANTS, BARGAINS, SELLS and CONVEYS to **KFM INVESTMENT GROUP LLC, an Illinois limited liability company** the real estate situated in the County of Cook, State of Illinois, to wit;

LOT 109 (EXCEPT THE EASTERLY 35 FEET THEREOF), ALL OF LOT 110 AND THE EASTERLY 9 FEET OF LOT 111 IN ROBERTSON'S ADDITION TO IVANHOE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED FEBRUARY 15, 1926 AS DOCUMENT 9179682, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO TO HAVE AND TO HOLD THE SAME WITH THE APPURTENANCES THERETO, FOREVER, SUBJECT TO THE FOLLOWING MATTERS:

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere

FIDELITY NATIONAL TITLE

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with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 324 Riverside Dr., Dolton IL 60419

PIN No. 29-09-108-087-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 20th day of June, 2023.

By Shannon Lippert
SANTANDER BANK, N.A. by Shannon Lippert, V.P.

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 26372
ADDRESS 324 Riverside Dr.
ISSUE 6/27/23 EXPIRED 7/27/23
AMT 50.00
TYPE Permanently
VILLAGE COMPTROLLER

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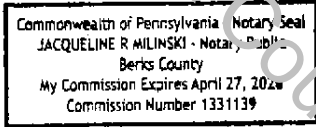
State of PENNSYLVANIA
County of BERKS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Shannon Lippeet personally known to me to be the Vice President of **SANTANDER BANK, N.A.** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Vice President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June 2023.

Commission expires
April 27, 2026.

Jacqueline Milinski
Notary Public



This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

GRANTEE'S ADDRESS

Mail Tax Bill to:
KFM Investment Group LLC
328 Riverside Dr
Dolton IL 60419

COOK COUNTY Clerk's Office