

# UNOFFICIAL COPY

Doc#: 2319125072 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/10/2023 11:24 AM Pg: 1 of 2

After Recording Mail To:

Thayer C Torgerson  
2400 N Western Ave  
Chicago IL 60647

Dec ID 20230601662084  
ST/CO Stamp 1-676-005-072 ST Tax \$25.00 CO Tax \$12.50  
City Stamp 0-110-350-032 City Tax: \$262.50

CH 23002075 212  
FIDELITY NATIONAL TITLE

## SPECIAL WARRANTY DEED

The **GRANTOR, M&O PARTNER HOLDINGS, LLC**, a 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 the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Members of said limited liability company, hereby grants, bargains, sells and conveys to the **GRANTEE, JTM 2020 ENTERPRISES LLC**, an Illinois limited liability company, whose mailing address is 2229 N Lacrosse Ave, Chicago IL 60639, all of the following described land and the improvements situated thereon situated in the County of Cook, State of Illinois, to wit:

LOT 12 AND THE EAST 1/2 OF LOT 13 IN THE RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 26 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART THEREOF TAKEN FOR WIDENING RANDOLPH STREET), 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:

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 not yet due and payable at the time of Closing.

**Commonly known as 4637 W WEST END AVE, CHICAGO IL 60644**  
**PIN 16-10-325-008-0000**


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Grantor further covenants that it is the lawful owner of an indefeasible estate in fee simple and Grantor has good right and full power to make this conveyance, and the premises are free and clear from any encumbrances done or suffered by or through Grantor, 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 Manager, this 19<sup>th</sup> day of June 2023.

**M&O PARTNER HOLDINGS, LLC**

By   
**Maribel Corona, its Manager**

REAL ESTATE TRANSFER TAX		03-Jul-2023
	CHICAGO:	187.50
	CTA:	75.00
	TOTAL:	262.50 *
16-10-325-008-0000   20230601662084   0-110-350-032		
* Total does not include any applicable penalty or interest due.		

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **MARIBEL CORONA**, personally known to me to be the Manager of **M&O PARTNER HOLDINGS, LLC** 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 Manager he/she signed and delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as his/her free and voluntary act 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 19<sup>th</sup> day of June 2023.



Commission expires \_\_\_\_\_



  
Notary Public

This instrument prepared by The Law Office of Mary F. Murray, P.C., 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646.

Mail Tax Bill To: Marcus Arroyo  
2229 N LaCross  
Chicago IL  
60639

REAL ESTATE TRANSFER TAX		03-Jul-2023
	COUNTY:	12.50
	ILLINOIS:	25.00
	TOTAL:	37.50
16-10-325-008-0000   20230601662084   1-676-005-072		