

UNOFFICIAL COPY

PREPARED BY:

Nicole H. Daniel
Hayes Daniel LLP
41 S. Prospect Avenue – Suite 205
Park Ridge, Illinois 60068

Doc# 2319933355 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2023 01:13 PM Pg: 1 of 2

**MAIL TAX BILL AND
RECORDED DEED TO:**

Pavielle J. Arthur
10721 S. Eggleston Ave.
Chicago, IL 60628

Dec ID 20230701671971
ST/CO Stamp 0-108-003-792 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-980-419-024 City Tax: \$2,152.50

Chicago Title

23624 254 0671P
New 11/10/24

SPECIAL WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Optimaux Real Estate LLC, 721 W. Lake Street – Suite 203, Addison, Illinois 60101, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, conveys and warrants to Pavielle Arthur, a single woman, and Janette Arthur, a single woman, as joint tenants and not as tenants in common, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 7 IN BLOCK 1 IN FIRST BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE EAST 486.40 FEET OF THE WEST 1139.90 FEET (EXCEPT THE EAST 16 FEET OF THE SOUTH 125 FEET OF THE NORTH 158 FEET THEREOF) OF LOTS 35 AND 38 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 33 FEET LYING EAST OF THE WEST 1139.90 FEET OF SAID LOT 35, IN COOK COUNTY, ILLINOIS.


Permanent Index Numbers: 25-16-307-007-0000
Property Address: 10721 S. Eggleston Ave., Chicago, IL 60628

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, beneficial easements, hereditaments and appurtenances. The Grantor for itself and its successors and assigns, does covenant, promise and agree, to and with said Grantee, that the Grantor has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, and that Grantor will warrant and defend the title to and the quiet enjoyment of the Premises against all persons and entities lawfully claiming, or to claim the same, by, through or under the Grantor.

Subject, however, to the general taxes not currently due and owing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Optimaux Real Estate LLC



Carl Wilson, Manager

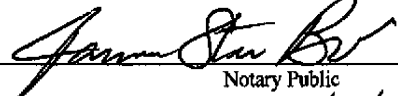
Dated this 5th day of July, 2023

UNOFFICIAL COPY

STATE OF IL
COUNTY OF WILL)
) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carl Wilson Manager of Optimaux Real Estate LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of July, 2023


Notary Public

My commission expires: 05/19/2026



Property of Cook County Clerk's Office