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Chicago Title Insurance Company
SPECIAL WARRANTY DEED



Doc# 2321622033 Fee \$88.00
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/04/2023 02:03 PM PG: 1 OF 3

THIS INDENTURE, made this June 26, 2023 between 7830 South End 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, party of the first part, and MJNT 7830 S East End LLC, an Illinois Limited Liability Company, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description attached.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2016

Permanent Real Estate Index Number(s): 20-25-325-023-0000
Address(es) of Real Estate: 7830 S. East End, Chicago, Illinois

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 or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

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7830 South End LLC, an Illinois Limited Liability Company

By: Vera Pandev Agent

Its: Authorized Agent

STATE OF Illinois,
COUNTY OF Cook }SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Vera Pandev personally known to me to be the _____ of 7830 South End LLC, an Illinois Limited Liability Company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such _____ he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of June, 2023



[Signature] (Notary Public)

Prepared By: Berg, Berg & Pandev P.C.
5215 Old Orchard Rd, Suite 220
Skokie, Illinois 60077

Mail To:

REAL ESTATE TRANSFER TAX 04-Aug-2023



CHICAGO:	7,650.00
CTA:	3,060.00
TOTAL:	10,710.00 *

20-25-325-023-0000 | 20230201655600 | 0-874-191-312

* Total does not include any applicable penalty or interest due.

Send Subsequent Tax Bills To:

*MJNT 7930 S East End LLC
19.20 Lackawanna Pk St 300
Montclair NJ 07042*

REAL ESTATE TRANSFER TAX 04-Aug-2023



COUNTY:	510.00
ILLINOIS:	1,020.00
TOTAL:	1,530.00

20-25-325-023-0000 | 20230201655600 | 0-686-365-136

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Situated in the County of Cook, State of Illinois, to wit:

Lots 11 and 12 in Block 26 in Southfield, being a subdivision of Blocks 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 and 32 in James Stinson's Subdivision of East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office