



2323634000

SPECIAL WARRANTY DEED

Doc# 2323634000 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 09:18 AM PG: 1 OF 2

Clara Mae Johnson, the Grantor herein (Ernest Johnson deceased), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RATIFY, AFFIRM, GIVE, GRANT, and CONVEY to **Urban Edge Group LLC 3641**, as the Grantee herein, *all of Grantor's rights, title and interest* in the following described real estate, situated in Cook County, IL, to-wit:

Above Space for Recorder's Use Only

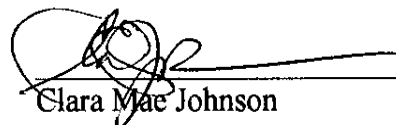
Lots 4 and 5 in the Subdivision of Lots 1 to 14, both inclusive, in Block "B" of Freeman's Addition to Chicago, being the 10 acres next to and adjoining the North 20 acres of the West 1/2 of the Southwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: **17-34-308-003-0000, 17-34-308-004-0000**

Address of Real Estate: **3641 S. Michigan Ave., Chicago, Illinois 60653**

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenant, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, the Grantor caused her name to be signed on this ____ day of June, 2023.


Clara Mae Johnson

This deed shall be deemed and held a conveyance in fee simple, to the grantee, his or her heirs and assigns, with covenants on the part of the grantor (1) that at the time of making and delivery of such a deed, the grantor was the lawful owner of an indefeasible estate in fee simple in and to the premises therein described and that grantor had good right and full power to convey the same, (2) that the premises were free from encumbrances done or suffered by or through the grantor, except the rents and services that may be therein reserved (and except as may be set forth herein), and (3) that the grantor will warrant and defend the premises against the lawful claims and demands of all persons claiming through the grantor but none other.

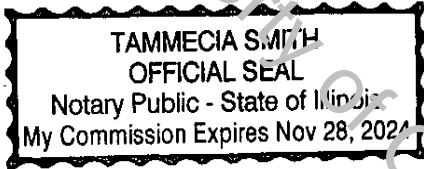
UNOFFICIAL COPY

STATE OF ILLINOIS)
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CIARA MAE JOHNSON is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged she signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 1st of August, 2023.

Notary Public



This document was prepared by and after recording mail to:
 Genevieve M. Bernal Wilson
 Fidelity National Law Group
 10 S. LaSalle St., Ste. 2750
 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	24-Aug-2023
	CHICAGO: 937.50
	CTA: 375.00
	TOTAL: 1,312.50 *

Send subsequent tax bills to:
 Urban Edge Group LLC 3641
 2420 Waterside Dr.
 Aurora, IL 60502

17-34-308-004-0000 | 20230801692175 | 0-404-362-704
 * Total does not include any applicable penalty or interest due.

AL ESTATE TRANSFER TAX	24-Aug-2023
	COUNTY: 62.50
	ILLINOIS: 125.00
	TOTAL: 187.50

17-34-308-004-0000 | 20230801692175 | 0-135-337-424