

UNOFFICIAL COPY

Doc#: 2326513098 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 10:21 AM Pg: 1 of 3

MAIL TAX BILL TO:

Alfaro Investors & Construction, LLC
5917 W. 98th Street
Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

Yondi Morris
333 S. Wabash Ave, Suite 2700
Chicago, IL 60604

PREPARED BY:

Cohen Dovitz Makowka, LLC
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

Dec ID 20230901626517
ST/CO Stamp 2-108-505-552 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-672-546-256 City Tax: \$577.50

SPECIAL WARRANTY DEED

THE GRANTOR, THE HUNTINGTON NATIONAL BANK, a national banking association existing under and by virtue of the laws of the United States of America, headquartered at 41 S. High Street, Columbus, OH 43215, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of The Huntington National Bank does hereby grant, bargain, sell, and convey unto the GRANTEE(S), **ALFARO INVESTORS & CONSTRUCTION, 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, having its principal office located at 5917 W. 98th Street, Oak Lawn, IL 60453, the following described property situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: See attached Exhibit A.

Commonly known as: 11354 S. King Drive, Chicago, IL 60628
Permanent Index No.: 25-22-117-033-0000

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Subject, however, to the general taxes for the year of 2022 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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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 Assistant Vice President this 13th day of September, 2023.



The Huntington National Bank

By: [Signature]

Brian Sokol

Its: Assistant Vice President

STATE OF Ohio)

COUNTY OF Franklin)

SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brian Sokol, is personally known to me to be an Assistant Vice President, of The Huntington National Bank, and 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 severally acknowledged that as such Brian Sokol, he/she signed and delivered the said instrument, not individually, but in his/her capacity as a(n) Assistant Vice President of The Huntington National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of September, 2023.

Commission Expires:

11-1-2025



TYRONE J THOMAS
Notary Public, State of Ohio
Commission #: 2015-RE-526719
My Commission Expires 11-1-2025

[Signature]
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION: THE SOUTH 22 FEET OF LOT 7 AND THE NORTH 10 FEET OF LOT 8 IN BLOCK 1 IN SEVENTH PALMER PARK ADDITION, BEING A SUBDIVISION OF LOT 1 IN BLOCK 3 IN PULLMAN PARK ADDITION TO PULLMAN (EXCEPT PARTS OF BLOCK 3, ETC.) SUBDIVISION OF THE EAST ONE HALF OF NORTHWEST ONE QUARTER AND THAT PART OF NORTHEAST ONE QUARTER NORTH OF INDIAN BOUNDARY, AND WEST OF ILLINOIS CENTRAL RAILROAD, IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SOUTH 50 FEET OF THAT PART OF SOUTHEAST ONE QUARTER WEST OF ILLINOIS CENTRAL RAILROAD, IN SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office