

UNOFFICIAL COPY

Greater Illinois Title Company
41068737G

Doc#: 2328949057 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/16/2023 02:47 PM Pg: 1 of 4

Dec ID 20231001640630
ST/CO Stamp 0-151-344-080 ST Tax \$132.00 CO Tax \$66.00
City Stamp 1-832-211-408 City Tax: \$1,386.00

GIT

41068737G Mrs' 1/5

Special Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Prime Capital Group, LLC.-6605 S. Maryland, LLC**, of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND SPECIALLY WARRANTS to **Coreroots, LLC**, of **85-06 Eton Street, Jamaica, NY 11432**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

This is not homestead property.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 claim to the same, by, through or under it, it WILL WARRANT AND DEFEND,

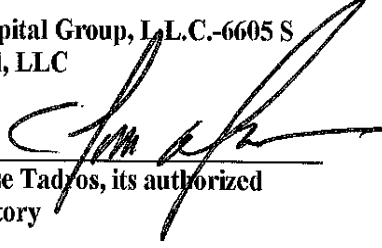
Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **20-23-121-002-0000**

Property Address: **6605 South Maryland Avenue, Chicago, IL 60637**

Dated this 29th day of Sept, 2023.

**Prime Capital Group, L.L.C.-6605 S
Maryland, LLC**

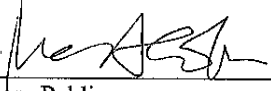
By: 
Gerese Tadros, its authorized
signatory

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gerese Tadros authorized signatory of **Prime Capital Group, L.L.C.-6605 S Maryland, 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.

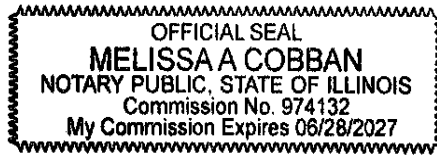
Given under my hand and notarial seal, this 29th day of Sept, 2023.



Notary Public

My commission expires:

6/28/27



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THIS DOCUMENT PREPARED BY:



Diana Athanasopoulos
Athanasopoulos Law LLC
3520 Lake Ave., Suite 202
Wilmette, IL 60091


MAIL TAX BILL TO:

Coreroots, LLC
85-06 Eton Street
Jamaica, NY 11432

MAIL RECORDED DEED TO:

Coreroots, LLC
85-06 Eton Street
Jamaica, NY 11432

REAL ESTATE TRANSFER TAX		06-Oct-2023
	COUNTY:	66.00
	ILLINOIS:	132.00
	TOTAL:	198.00
20-23-121-002-0000 20231001640630 0-151-344-080		

REAL ESTATE TRANSFER TAX		06-Oct-2023
	CHICAGO:	990.00
	CTA:	396.00
	TOTAL:	1,386.00 *
20-23-121-002-0000 20231001640630 1-832-211-408		

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

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EXHIBIT A

THE NORTH 1/2 OF LOT 23 IN BLOCK 10 IN WOODLAWN RIDGE, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office