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2329957025D

SPECIAL WARRANTY DEED

PREPARED BY:
Talarico Law Group
15000 S. Cicero Ave.
Oak Forest, IL 60452

Doc# 2329957025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2023 11:58 AM PG: 1 OF 4

WHEN RECORDED
RETURN TO: *And Future Tax Bills:*
O'Brien 2, LLC.
3926 W. Touhy Ave.
Unit #251
Lincolnwood, Illinois 60712

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, LOOKING CLASS OPPORTUNITY FUND, LTD, an Illinois corporation, whose address is 5251 W. Madison St. Chicago, IL 60636, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to O'Brien 2, LLC., whose address is 3926 W. Touhy Ave #251., Lincolnwood, Illinois 60712, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

Property address: 6619 S. St. Lawrence Ave. Chicago, IL 60637

PIN number: 20-22-228-007-0000



23 Bar 58460

(Signatures begin on next page)

REAL ESTATE TRANSFER TAX	23-Oct-2023
	CHICAGO: 975.00
	CTA: 390.00
	TOTAL: 1,365.00 *

20-22-228-007-0000 | 20231001656267 | 1-337-965-520

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

REAL ESTATE TRANSFER TAX	26-Oct-2023
 	COUNTY: 65.00
	ILLINOIS: 130.00
	TOTAL: 195.00

20-22-228-007-0000 | 20231001656267 | 0-384-206-800

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 20 day of October, 2023.

GRANTOR: LOOKING GLASS OPPORTUNITY FUND, LTD, an Illinois corporation

By: Nabila Aiyash

Name: Nabila Aiyash

Title: Independent Executor of the Estate of Wafeek Aiyash, deceased, by virtue of letters of office issues to Nabila Aiyash by the Circuit Court of DuPage County, Illinois, and in exercise of the power of sale granted to Nabila Aiyash in and by the Will of Wafeek Aiyash and in pursuance of every other power and authority enabling

STATE OF ILLINOIS

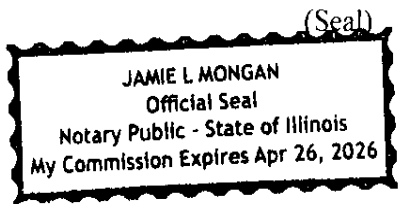
COUNTY OF COOK

) ss.

I, Jamie L. Mongan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nabila Aiyash, Independent Executor of the Estate of Wafeek Aiyash, deceased, by virtue of letters of office issues to Nabila Aiyash by the Circuit Court of DuPage County, Illinois, and in exercise of the power of sale granted to Nabila Aiyash in and by the Will of Wafeek Aiyash and in pursuance of every other power and authority enabling, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20 day of October, 2023

Jamie L. Mongan
Notary Public
My Commission Expires: 4/26/26



Send future real estate tax bills to:

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 45, IN BLOCK 4, IN MCCHESENEYS RESUBDIVISION OF THE NORTH HALF OF BLOCK 1 TO 17, INCLUSIVE, IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH HALF OF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

COMMON ADDRESS: 6613 SOUTH ST. LAWRENCE AVENUE, CHICAGO, IL 60637

PIN# 20-22-228-007-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

CURRENT GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE

THOSE EXCEPTIONS TO TITLE SET FORTH IN SCHEDULE ^ TO THE OWNER'S TITLE POLICY RECEIVED BY THE GRANTEE IN CONNECTION WITH ITS PURCHASE OF THE REAL ESTATE CONVEYED PURSUANT TO THIS DEED.

Property of Cook County Clerk's Office