

UNOFFICIAL COPY

SPECIAL WARRANTY DEED ILLINOIS

Doc#: 2333106015 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 09:13 AM Pg: 1 of 2

Dec ID 20231101670403
ST/CO Stamp 1-344-872-400 ST Tax \$111.00 CO Tax \$55.50
City Stamp 2-065-428-432 City Tax: \$1,165.50

This instrument was prepared by:

Ami J. Oseid
Attorney at Law
323 E. Wacker Drive
Chicago, Illinois 60601

Know All Men By These Presents, that EAJ Properties, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by Kalupur LLC, an Illinois limited liability company, (the "Grantee") of 7324 N. Lawndale Avenue, Skokie, IL 60076 to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description:

The South 5 feet of Lot 2 and all of Lot 3 in Block 60 in Hill's Addition to South Chicago, in the Southwest 1/4 of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Real Estate: 8606 South Colfax Ave, Chicago, IL 60617

Permanent Index Number: 21-31-327-023-0000

(the "Property") subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not due and payable at the time of Closing. Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

gtc 11/10/2023
2012

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REAL ESTATE TRANSFER TAX		22-Nov-2023
CHICAGO:		832.50
CTA:		333.00
TOTAL:		1,165.50 *
21-31-327-023-0000 20231101670403 2-065-428-432		
* Total does not include any applicable penalty or interest due.		

EXECUTED this 3rd day of November, 2023

EAJ Properties, LLC, an limited liability company

[Signature]
By: John Kenney, as Member

REAL ESTATE TRANSFER TAX		22-Nov-202
COUNTY:		55.5
ILLINOIS:		111.0
TOTAL:		166.5
21-31-327-023-0000 20231101670403 1-344-872-400		

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 John Kenney, as Member of EAJ Properties, LLC, an limited liability company 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 that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of November, 2023.

[Signature]
NOTARY PUBLIC

6/23/26
Commission Expires



MAIL TO:
Law Office of Ziker Penlar
4436 W. Oakton Street
Skokie, IL 60076

SUBSEQUENT TAX BILLS TO:
EAJ Properties, LLC, an Illinois limited liability
company

8606 South Colfax Ave. 7324 Louisdale Ave.
Chicago, IL 60617 SKOKIE, IL 60076