

UNOFFICIAL COPY

Doc#: 2405306308 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 02:17 PM Pg: 1 of 3

After Recording Mail to:

~~Starboy LLC~~
~~2140 E 91st~~
~~Chicago IL 60617~~

Michael J. Laird
6537 W. Archer Ave.
Chicago, IL 60638

Dec ID 20231201600387
ST/CO Stamp 1-980-338-736 ST Tax \$124.00 CO Tax \$62.00
City Stamp 0-372-724-272 City Tax: \$1,302.00

SPECIAL WARRANTY DEED

The **GRANTOR, CITIZENS BANK, N.A.**, a national banking association created and existing under and by virtue of the laws of the United States, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said association hereby grants, bargains, sells and conveys to the **GRANTEE, STARBOY LLC**, a limited liability company organized under the laws of the State of Illinois, the real estate situated in the County of **Cook** State of Illinois, to wit:

LOT 27, EXCEPT THE WEST 3 FEET, AND THE WEST 12 1/2 FEET OF LOT 28 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN STONY ISLAND ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH 660 FEET OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO TO HAVE AND TO HOLD THE SAME WITH THE APPURTENANCES THERETO, FOREVER, SUBJECT TO THE FOLLOWING MATTERS:

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 real estate taxes not yet due and payable at the time of closing

Commonly known as 2140 E 91st, Chicago IL 60617
PIN No. 25-01-227-074-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular

Fidelity National Title CH23017255

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rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its name to be signed to these presents by its Officer, this 5th day of February, 2024

CITIZENS BANK N.A.

By Shern Deal

State of Virginia
County of Henrico

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Shern Deal, personally known to me to be the Officer of **CITIZENS BANK N.A.** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Officer he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said national banking association, as his/her free and voluntary act, and as the free and voluntary act and deed of said national banking association for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of February 2024.

Commission expires
12-31-2025

Madeline Tyler
Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to:
~~Starboy LLC, 2140 E 91st St., Chicago IL 60617~~
1029 S. Hamlin Ave. Parkridge, IL 60068

GRANTEE'S ADDRESS ^

MADELINE L TYLER
NOTARY PUBLIC
REG. #7702901
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2025

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REAL ESTATE TRANSFER TAX

20-Feb-2024



COUNTY:	62.00
ILLINOIS:	124.00
TOTAL:	186.00

25-01-227-074-0000

| 20231201600387 | 1-980-338-736

REAL ESTATE TRANSFER TAX

20-Feb-2024



CHICAGO:	930.00
CTA:	372.00
TOTAL:	1,302.00 *

25-01-227-074-0000 | 20231201600387 | 0-372-724-272

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

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