

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)

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Doc# 2406811185 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/8/2024 11:07 AM
PAGE: 1 OF 3

The Grantor, CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at 1850 PARKWAY PLACE, SUITE 900, MARIETTA, GEORGIA for and in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY and SPECIALY WARRANT** unto Grantee, CHARLES SWIFT of Chicago, IL and DIANA MOLINA, his wife of Chicago, IL, all interest in the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

See attached Legal Description.

(Strike Inapplicable)

- ~~1. As Tenants In Common~~
- ~~2. Not as Tenants in Common, but as Joint Tenants~~
- 3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever
- ~~4. Herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.~~

Permanent Real Estate Index Number: 28-34-109-024-0000

Address of Real Estate: 4648 177TH STREET, COUNTRY CLUB HILLS, ILLINOIS 60478

In Witness Whereof, said Grantor, has executed this Special Warranty Deed as of this the 19 day of December, 2023.

CSMA SFR HOLDINGS II-LSE, LLC, A
DELAWARE LIMITED LIABILITY COMPANY

By:

JACQUELINE BARNES

Its: Authorized Signatory

03/07/24 NO.
24-050
4648 177th St,
P.B. \$1,200.00

REAL ESTATE TRANSFER TAX

08-Mar-2024



COUNTY:	120.00
ILLINOIS:	240.00
TOTAL:	360.00

28-34-109-024-0000

| 20240301649889 | 1-382-443-568

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STATE OF GEORGIA
COUNTY OF COBB

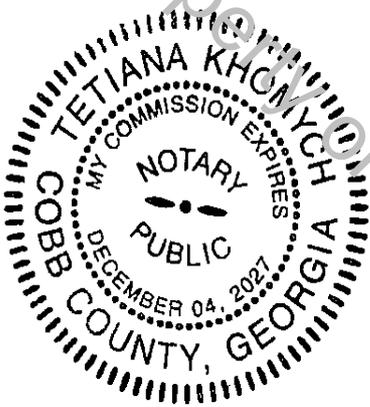
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that JACQUELINE BARNES personally known to me to be the authorized signatory of CSMA SFR HOLDINGS II-LSE, LLC, a Delaware limited liability company, signed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of December, 2023.

Tetiana Khomych
NOTARY PUBLIC

IMPRESS
NOTARIAL SEAL
HERE

Commission expires: 12/04/2027



Office of Cook County Clerk's Office

MAIL TO:
Charles Swift and Diana Molina
4648 177TH Street
Country Club Hills, IL 60478

SEND SUBSEQUENT TAX BILLS TO:

CHARLES SWIFT and DIANA MOLINA
4648 177TH STREET
COUNTRY CLUB HILLS, ILLINOIS 60478

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LEGAL DESCRIPTION

Of premises commonly known as: 4648 177TH STREET, COUNTRY CLUB HILLS, ILLINOIS 60478

LOT 191 IN J.E. MERRION'S COUNTRY CLUB HILLS UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND PART OF THE EAST PART OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**The Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Subject to: covenants, conditions, and restrictions of record, building lines and easements, zoning ordinances, if any, general real estate taxes not due and payable at the time of closing, and any items mentioned in the contract.