

# UNOFFICIAL COPY

Doc#: 2407220215 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/12/2024 11:35 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

**Mail to:**

Humberto Rodriguez  
6918 S. Justine St, 1<sup>st</sup> Fl  
Chicago, Illinois 60636

**Name and Address of Taxpayer:**

Humberto Rodriguez  
6918 S. Justine St, 1<sup>st</sup> Fl  
Chicago, Illinois 60636

Dec ID 20240201642340  
ST/Co Stamp 1-707-289-136 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 0-633-547-312 City Tax \$827.40

RECORDER'S STAMP

THIS INDENTURE, made on the 16 day of February, 2024 by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Humberto Rodriguez**, unmarried, and **Jesus Ceballos Soto**, unmarried, both of 6918 S. Justine St, 1<sup>st</sup> Fl, Chicago, Illinois 60636 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper corporate resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the terms of that certain Agreement for Deed dated January 28, 2020, a memorandum of which was recorded with the Cook County Recorder of Deeds as Document No. 2002945089, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee, as Joint Tenants, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, more particularly described below and known as: 6918 S. Justine St, Chicago, Illinois 60636,

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: general real estate taxes for the tax year 2023 and subsequent years; covenants, conditions, restrictions of record; building lines and easements; any matters which would be reflected on an accurate property survey; all acts done by or through the Grantee

**Property Legal Description:**

LOT 44 IN BLOCK 4 IN MARSTON AND AUGURS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:** 20-20-316-028-0000

**Property Address:** 6918 S. Justine St, Chicago, Illinois 60636

