

# UNOFFICIAL COPY

Doc#: 2407402140 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 10:57 AM Pg: 1 of 3

Dec ID 20240301650581

ST/Co Stamp 0-949-066-288 ST Tax \$130.00 CO Tax \$65.00

## SPECIAL WARRANTY DEED

The Grantor CHICAGO ASSETS, LLC, an Illinois limited liability company with an office located at 1507 East 53rd Street, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), hereby grants, bargains, sells, and conveys to:

*(The above space for Recorder's use only)*

LUCIA PLASCENCIA, *a single woman*, who resides at 524 E. 156<sup>th</sup> St., in the City of Harvey, County of Cook, State of Illinois, all of the following described land and the improvements thereon situated in the County of Cook, legally described and known as follows:

LOT 8 (EXCEPT THE NORTH 20 FEET), ALL OF LOT 9, AND THE NORTH 10 FEET OF LOT 10 IN CALUMET VISTA, A SUBDIVISION IN THE EAST 1/2 OF SOUTHEAST 1/4, SOUTH OF THE INDIGENOUS BOUNDARY LINE AND IN SECTION 12 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PIN: 28-12-438-039-0000

STREET ADDRESS: 15018 South Western Avenue, Harvey IL 60426


together with all and singular the hereditaments and appurtenances thereto; **TO HAVE AND TO HOLD** the same, with the appurtenances thereto, forever.

*SAID CONVEYANCE* is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property; also **SUBJECT TO** real estate taxes for second installment 2023 and subsequent years.

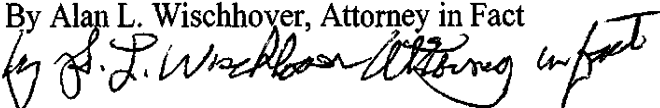
*AND THE SAID* party of the first part does hereby covenant with the said parties of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of CHICAGO ASSETS, LLC., dated this 8<sup>th</sup> day of MARCH, 2024.

CHICAGO ASSETS, LLC

  
\_\_\_\_\_  
Ian Atkin, Manager (seal)

By Alan L. Wischhoyer, Attorney in Fact

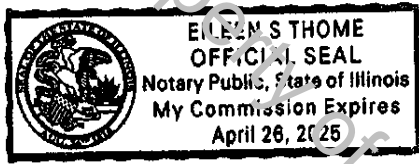


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State of Illinois        )  
                                   )        SS  
 County of Cook        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Ian Atkin, Manager, CHICAGO ASSETS, LLC is 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 signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this \_\_\_ day of March, 2024.



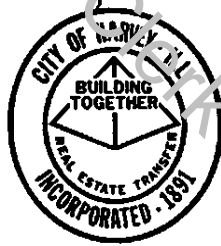
*Eileen S. Thome*  
 \_\_\_\_\_  
 Notary Public

MAIL RECORDED DEED TO:  
 Lucia Plascencia  
 15018 S. Western Ave.  
 Harvey, IL 60426

SEND SUBSEQUENT TAX BILLS TO:  
 Lucia Plascencia  
 15018 S. Western Ave.  
 Harvey, IL 60426

This Instrument prepared by:  
 Alan L. Wischhover  
 WISCHHOVER & Associates  
 11757 Southwest Highway  
 Palos Heights, IL 60463  
 708-598-4404

\$100,000.00



**No. 22554**

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First American Title™

Exhibit A

File No.: IL24-6644

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 8 (EXCEPT THE NORTH 20 FEET THEREOF), LOT 9, AND THE NORTH 10 FEET OF LOT 10 IN BLOCK 18, IN CALUMET VISTA, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office