

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, Bank of America, N.A.

Doc#: 2408524073 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/25/2024 10:14 AM Pg: 1 of 2

CT 205T00791NR  
1061 AO

Dec ID 20240301655958  
ST/Co Stamp 0-625-247-792 ST Tax \$311.50 CO Tax \$155.75  
City Stamp 0-886-670-896 City Tax \$3,270.75

A corporation created and existing by virtue of the laws of the State of TX USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 5<sup>th</sup> day of MARCH, 2024, REMISE, ALIEN, AND CONVEY TO THE GRANTEE,

JJ Successors LLC 3012 N. Kenneth Ave., Chicago, IL 60641

The following described real estate situated in the County Cook of and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 16-04-403-021-0000

ADDRESS OF REAL ESTATE 1113 North Lawler Avenue, Chicago, IL 60651

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ and attested by its \_\_\_\_\_ the day and year written above.

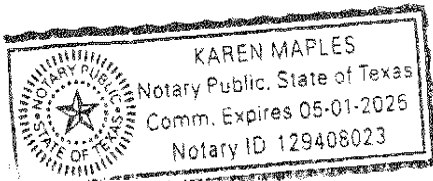
Bank of America, N.A., by PHH Mortgage Corporation, dba PHH Mortgage Services, As Attorney-in-Fact

*Tawana Maxwell*

TAWANA MAXWELL, TEAM LEAD

STATE OF TEXAS  
COUNTY OF HARRIS

I, KAREN MAPLES, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TAWANA MAXWELL personally known to be TEAM LEAD of Bank of America, N.A., by PHH Mortgage Corporation, dba PHH Mortgage Services, As Attorney-in-Fact, and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.



Given under my hand and official seal, this 5 day of MARCH, 2024

Commission expires 5/1/2025, 20

*Karen Maples*  
NOTARY PUBLIC

This instrument was prepared by KESSLER & KEIRNAN, P.C., 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60004

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## LEGAL DESCRIPTION

Lot 31 in Block 1 in Jerome J. Dittenhoffers Division Street and La Vergne Avenue Subdivision of the East 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

1113 North Lawler Avenue  
Chicago, IL 60651

Mail to:

JJ SUCCESSORS LLC  
3012 N. Kenneth Ave  
Chicago, IL 60641

Send Subsequent Tax Bills To:

JJ SUCCESSORS LLC  
3012 N. Kenneth Ave  
Chicago, IL 60641

Property of Cook County Clerk's Office