

UNOFFICIAL COPY

PREPARED BY:

Keith L. Moore, Esq.
3080 Skokie Valley Highway, Unit 5/LL
Highland Park, IL 60035

MAIL RECORDED DEED and
SUBSEQUENT TAX BILLS TO:

8343 Irving Park LLC.
8343 W. Irving Park Rd.
Chicago, IL 60634

Doc#: 2408602239 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 11:53 AM Pg: 1 of 2

Dec ID 20240301656999

ST/Co Stamp 0-606-463-536 ST Tax \$418.00 CO Tax \$209.00

City Stamp 1-481-074-224 City Tax \$4,389.00

SPECIAL WARRANTY DEED

THE GRANTORS, **MICHAEL GIANNINI, AS SUCCESSOR TRUSTEE OF THE MARIA GIANNINI REVOCABLE TRUST DATED JUNE 1, 1997**, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANT and CONVEY to **8343 IRVING PARK LLC**, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 3 AND 4 IN BLOCK 4 OF FEUERBORN AND KLODES IRVING WOOD BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

to have and to hold said premises forever.

Permanent Real Estate Index Number: **12-23-700-007-0000** and **12-23-200-008-0000**

Address of Real Estate: **8339-43 W. Irving Park Rd., Chicago, IL 60634**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantors, for themselves and their successors, do covenant, promise and agree, to and with Grantee, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantors will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, other than the matters referred to as Permitted Exceptions below.

Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This Deed is also subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies; all special governmental taxes and assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of delivery of this Deed (collectively, "Permitted Exceptions").

[Signature Page Follows]

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Dated as of March ~~12~~²¹, 2024.

21 MB by KM

GRANTOR:

**MICHAEL GIANNINI, AS SUCCESSOR TRUSTEE
OF THE MARIA GIANNINI REVOCABLE TRUST
DATED JUNE 1, 1995,**

Michael Giannini

STATE OF ILLINOIS)

SS.

COUNTY OF COOK)

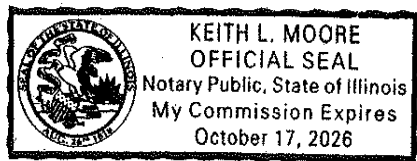
The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **MICHAEL GIANNINI, AS SUCCESSOR TRUSTEE OF THE MARIA GIANNINI REVOCABLE TRUST DATED JUNE 1, 1995**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal, as of March 21, 2024.

Keith L. Moore

Notary Public

[SEAL]



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