

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/16/2024 9:29 AM Pg: 1 of 2

Dec ID 20240401668151

ST/Co Stamp 1-598-742-064 ST Tax \$311.00 CO Tax \$155.50

City Stamp 0-724-459-056 City Tax \$3,265.50

**THIS INSTRUMENT WAS  
PREPARED BY:**

Zlatkin Cann Entertainment  
4245 N. Knox Avenue  
Chicago, Illinois 60641

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*Above Space for Recorder Use Only*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 11<sup>th</sup> day of April, 2024 by IKAN PROPERTY, L.L.C., a Maryland limited liability company, having a principal place of business of in Upper Marlboro, Maryland ("Grantor") for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, to TRAVERS MARSHALL JR., a married man, having an address of 12909 Page St. Blue Island, IL 60406 ("Grantee"), all of its right, title and interest in the following described Real Estate:

**THE NORTH 34 FEET OF THE SOUTH 40 FEET OF LOT 7 IN BLOCK 1 IN AUBURN PARK, A SUBDIVISION IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as: 7330 S. Stewart Avenue Chicago, Illinois 60621.  
PIN: 20-28-117-008-0000.

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

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 Grantor either in law or in equity, of, in and to the above described Property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

*(Remainder of page intentionally left blank – signature and notary page follows)*

