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THIS INSTRUMENT WAS PREPARED BY:

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

Doc#. 2410724053 Fee: \$107.00 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

Above Space for Recorder Use Only

SPECIAL WARRANTY DEED

THIS EFFCIAL WARRANTY DEED is made as of this 11 day of April, 2024 by IKAN PROPERTY, LLC. a Maryland limited liability company, having a principal place of business of in Upper Marlboro, Marylana ("Crantor") 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 manifed man, having an address of 12909 Page St. Bue 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 of payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record; and (a) 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 appurte lances. 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 WARRANI 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)

2410724053 Page: 2 of 2

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

	<u>GRANTOR</u> :
	IKAN PROPERTY LLC, a Maryland limited hability company By:
	Ike (Ibe, Marjager
STATE OF ILLINOIS) SS. COUNTY OF COOK)	
certify that IKE IBE, the Manager of KAN PR personally known to me to be the same person vappeared before me this day in person and acknowledge.	ROPERTY LLC, a Maryland limited liability company whose name is subscribed to in the foregoing instrument will ledged that he signed and delivered the said instrument coluntary act of said limited liability company, for the uses this
MAIL AFTER RECORDING TO:	MAIL TAX BILLS TO:
Mr. Michael Mazek, Attorney 3805 North Lincoln Avenue Chicago, Illinois 60612	Travers Marshall Jr. Lolog Chappel Aue Galumet City IL 409