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Doc#: 2412914016 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 9:14 AM Pg: 1 of 3

Doc ID 20240401686546

ST/Co Stamp 1-980-786-992 ST Tax \$829.00 CO Tax \$414.50

City Stamp 0-718-645-552 City Tax \$8,704.50

Please return to:

Zvirimamwoyo Chinoda, JR.
3670 Grayhawk Dr
Algonquin, IL, 60102

Send subsequent tax bill to:

3670 Grayhawk Dr
Algonquin, IL, 60102

Prepared by:

L. Matthew Loudenslagel
800 Waukegan Road, Suite 201
Glenview, Illinois 60025

CT 2/4
236NW 8476 11/15/16

SPECIAL WARRANTY DEED

THE GRANTOR(S) **6206 S. St. Lawrence LLC**, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **ZVIRIMUMWOYO CHINODA, SR. and ANESU CHINODA** GRANTEE(S) of Algonquin, Illinois, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, ("Property") to wit: * Jr.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 20-15-419-015-0000

Address of Real Estate: 6206 South St. Lawrence, Chicago, Illinois 60637

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the Property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

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Further, this Special Warranty Deed ("Deed") is made and executed upon and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part of the consideration for the Property and are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns.

Covenants Regarding Energy Credits and Monitoring. Grantee(s) understands and agrees that Grantor, its successors and assigns is entitled to any federal tax credits allowed for the installation of solar panels and other solar components on the Property. Grantee(s) understands and agrees that Grantee(s) is not entitled to and will not make any claims regarding any federal tax credits allowed for installation of solar panels and other solar components on the Property. Grantee(s) understands and agrees that Grantor is entitled to any solar renewable energy certificates (SRECs) for the Property for a period of fifteen (15) years from the date of the Deed. Grantee(s) understands and agrees that Grantee(s) is not entitled to and will not make any claims regarding any SREC credits during this fifteen (15) year period. For a period of fifteen (15) years from the date of the Deed, Grantee(s) further agrees to cooperate with the Grantor for the purposes of monitoring energy use and solar production and shall not interfere with the Grantor's ability to monitor. Specifically, Grantee(s) agrees to provide Grantor an easement for access to the solar/energy equipment upon reasonable notice.

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 24 day of April, 2024.

6206 S. St. Lawrence LLC, an Illinois limited liability company

By: Andre Blacknard
Andre Blacknard, Manager

By: Edward Van
Edward Van, Manager

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 Andre Blacknard and Edward Van, Managers aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as the managers of 6206 S. St. Lawrence LLC, an Illinois limited liability company appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of April, 2024.



Patricia Schellhase
Notary Public

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW847614SK

For APN/Parcel ID(s): 20-15-419-015-0000

THE SOUTH 31.55 FEET OF THE NORTH 35 FEET OF LOT 2 IN BLOCK 10 IN RESUBDIVISION OF WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office