

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY



\*2417207002\*

Doc# 2417207002 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/20/2024 9:58 AM

PAGE: 1 OF 3

THIS AGREEMENT, made this 5<sup>th</sup> day of June, 2024, between SABRE INVESTMENTS, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, a party of the first part, and ILLINOIS LAND INVESTMENT, INC., party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Directors of said Illinois Corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE NORTH 1/2 OF LOT 37 AND ALL OF LOT 38 IN BLOCK 193 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF SECTIONS 12, 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; general real estate taxes for the year 2<sup>nd</sup> 2023 and subsequent years; special taxes and/or assessments for improvements not yet completed; installments, if any, for special taxes and/or assessment not yet due or not yet completed; building lines; building and liquor restrictions of record; building and zoning laws and ordinances; private, public and utility easements; party wall rights and agreements, if any; existing leases and tenancies, if any; local, municipal, county, state and/or federal building, zoning and housing codes and violations, thereof, if any; and existing legal proceedings; restrictions of record not affected by the issuance of a tax deed.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

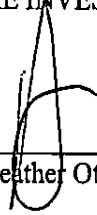
Property Real Estate Index Number(s): 25-12-439-007-0000

Address(es) of Real Estate: 10317 South Hoxie Avenue, Chicago, Illinois 60617

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Attorney, the day and year first above written.

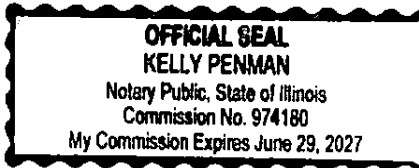
SABRE INVESTMENTS, LLC

By:   
Heather Ottenfeld, Attorney & Agent

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heather Ottenfeld, 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 she signed, sealed and delivered the said instrument as her 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 5<sup>th</sup> day of June, 2024




 (Notary Public)



**Prepared By:** Heather Ottenfeld  
180 West Washington Street  
Chicago, Illinois 60602

**Mail To:**  
Illinois Land Investment, Inc.  
4751 W. Touhy Ave., Suite 101  
Lincolnwood, IL 60712

**Name & Address of Taxpayer:**  
Illinois Land Investment, Inc.  
4751 W. Touhy Ave., Suite 101  
Lincolnwood, IL 60712

REAL ESTATE TRANSFER TAX		20-Jun-2024
	CHICAGO:	187.50
	CTA:	75.00
	<b>TOTAL:</b>	<b>262.50 *</b>

25-12-439-007-0000 | 20240601633818 | 0-077-364-528  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Jun-2024
 	COUNTY:	12.50
	ILLINOIS:	25.00
	<b>TOTAL:</b>	<b>37.50</b>

25-12-439-007-0000 | 20240601633818 | 0-200-506-672

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## LIMITED LIABILITY COMPANY RESOLUTION AND AUTHORIZATION

The undersigned, being the Manager of SABRE INVESTMENTS, LLC, an Illinois Limited Liability Company, hereby resolves and authorizes as follows:

HEATHER OTTENFELD is hereby authorized to execute any and all deeds, mortgages, assignments, transfers, or other instruments or documents which purport to transfer an interest in real estate commonly known as 10317 South Hoxie Avenue, Chicago, Illinois and identified by permanent index number: 25-12-439-007-0000 to Purchaser: Illinois Land Investment, Inc. The Manager is hereby authorized and directed to execute such documents, including but not limited to powers of attorney and take such other and further actions, as are reasonably necessary to allow HEATHER OTTENFELD to carry out the terms of this resolution.

The power conferred herein shall continue in full force and effect unless specifically withdrawn, in writing, by any Manager. Any persons, firms, or corporations, or other entity acting in reliance upon this resolution and authorization, or any carbon copy, or facsimile copy thereof, shall be entitled to rely hereon unless he has actually been presented with a written termination or withdrawal of this power.


Dated this 5<sup>th</sup> day of June, 2024

  
\_\_\_\_\_  
Kenneth Rochman, Manager  
SABRE INVESTMENTS, LLC

### ACKNOWLEDGEMENT

Now comes the undersigned, Karrie Ewers, a notary public, and does hereby acknowledge that Kenneth Rochman appeared before me this 5<sup>th</sup> day of June, 2024 and acknowledged that he executed the foregoing instrument as his free and voluntary act in his capacity as an individual and as the manager of SABRE INVESTMENTS, LLC, an Illinois Limited Liability Company.



  
Notary Public