

# UNOFFICIAL COPY



**DOCUMENT PREPARED BY:**

Claude Jones  
1700 W. Ohio St  
Chicago, Illinois 60622

Doc# 2417211007 Fee \$38.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 6/20/2024 11:57 AM

PAGE: 1 OF 4

**AFTER RECORDING RETURN**

**TO:**

Loreto Garcia Jr.  
5730 S Hermitage Ave  
Chicago, Illinois 60636

**SPECIAL WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, **PIVOT URBAN LLC**, an Illinois limited liability company having an address at 1700 W. Ohio St, Chicago, Illinois 60622 ("Grantor"), does CONVEY, GRANT, BARGAIN AND SELL to **LORETO GARCIA JR. & JENNIFER GARCIA**, as joint tenants with rights of survivorship, having an address at 5730 S. Hermitage Ave, Chicago, Illinois 60636, ("Grantee"), all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois and legally described in **Exhibit A** attached hereto and incorporated herein by this reference (herein collectively called the "Real Property").

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 all matters set forth on **Exhibit B**.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on **Exhibit B**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

*[Signature Page to Follow]*

**REAL ESTATE TRANSFER TAX**

20-Jun-2024



CHICAGO: 30.00  
CTA: 12.00  
TOTAL: 42.00 \*

**REAL ESTATE TRANSFER TAX**

20-Jun-2024



COUNTY: 2.00  
ILLINOIS: 4.00  
TOTAL: 6.00

20-18-220-034-0000 | 20240501605950 | 1-503-001-904

20-18-220-034-0000 | 20240501605950 | 1-528-167-728

\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

**Pivot Urban LLC**  
an Illinois Limited Liability Company

By: Claude Jones  
Printed Name: Claude Jones  
Title: Managing Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS                   )  
  )  
  ) SS  
COUNTY OF COOK                    )

On the 16<sup>th</sup> day of May in the year 2024 before me, the undersigned, personally appeared Claude Jones the Managing Member of Pivot Urban LLC a Illinois limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

(Signature and office of individual taking acknowledgment)

*Stephanie Moore*



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## EXHIBIT A

### Legal Description

**LOT 15 IN BLOCK 12 IN ASHLAND, A SUBDIVISION OF THE NORTH  $\frac{3}{4}$  OF THE EAST HALF OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH  $\frac{1}{4}$  THEREOF (EXCEPT THE NORTH 167 FEET THEREOF) IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 20-18-220-034-0000

Commonly Known As: 5736 S. HERMITAGE AVENUE, CHICAGO, ILLINOIS 60636

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## EXHIBIT B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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