



UNOFFICIAL COPY


Doc#: 2421924310 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/6/2024 11:28 AM Pg: 1 of 2

Dec ID 20240701643884
ST/Co Stamp 1-137-809-200 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-646-237-488 City Tax \$3,324.07

Property of Cook County Clerk's Office

Special Warranty Deed

REAL ESTATE TRANSFER TAX		01-Aug-2024
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
16-04-129-018-0000 20240701643884 1-137-809-200		

REAL ESTATE TRANSFER TAX		01-Aug-2024
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *
16-04-129-018-0000 20240701643884 1-646-237-488		

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

ORNTIC File Number: 24164697 1/2
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

UNOFFICIAL COPY

Prepared by:
Joseph D. Giagnorio
Giagnorio & Robertelli, Ltd.
PO Box 726
Bloomington, Illinois 60108

24164197 1/2
March

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

SPECIAL WARRANTY DEED

THE GRANTOR, Elia Cairo as successor trustee under the Peter P. Cairo Trust dated May 25, 1984, of 542 Woodmill Drive, Carol Stream, IL 60188, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, hereby grants, bargains, sells, and conveys to the GRANTEE, South Westside Properties LLC, an Illinois limited liability company, with its principal place of business at 6232 N. Pulaski Ave., Suite 200, Chicago, IL 60646, all of the following described land and the improvements thereon situated in the County of Cook in the State of Illinois, legally described and known as follows:

LOT 13 AND PART OF LOT 14 LYING WEST OF A LINE DRAWN FROM A POINT ON SOUTH LINE OF SAID LOT 15.95 FEET WEST OF SOUTHEAST CORNER THEREOF TO A POINT ON NORTH LINE OF SAID LOT 25.695 FEET WEST OF NORTHEAST CORNER THEREOF IN BLOCK 7 IN CHANNING M. COLEMAN'S ADDITION TO AUSTIN BEING A SUBDIVISION OF THE WEST 26.82 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-04-129-018-0000 Address: 5526 W. Division St., Chicago, IL 60651

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters:

zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; taxes for 2023 and subsequent years.

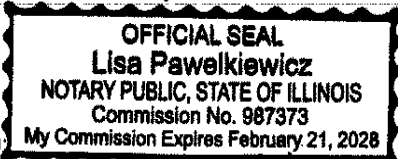
Dated: July 3, 2024

Peter P. Cairo Trust dated 05/25/1984

By: Elia Cairo
Elia Cairo,
Successor Trustee

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elia Cairo 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of JULY, 2024



Lisa Pawelkiewicz
Notary Public

MAIL TO:

My Commission Expires February 21, 2028

MAIL SUBSEQUENT TAX BILLS TO:

South Westside Properties LLC
6232 N. Pulaski #200, Chicago IL 60646