

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT is made this 28 day of April, 2011, between JCK INVESTMENTS, LTD., an Illinois Corporation 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, party of the first part and 1904 NORTH AVENUE, LLC, a Limited Liability Company organized and existing under the laws of the State of Illinois, having its principal place of business at 651 W Roscoe, Unit 1, Chicago, IL 60657 party of the second part, to wit:



Doc#: 1112644056 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/06/2011 04:55 PM Pg: 1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 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 corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

LOT 89 IN BLOCK 36 IN E.R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-31-425-048-0000
COMMON PROPERTY ADDRESS: 1904 W. NORTH AVE., CHICAGO, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his 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, his 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, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of

Near North National Title
222 N. LaSalle
Chicago, IL 60610

APR 11 2011 10:31 AM

C.J.

UNOFFICIAL COPY

residential purposes, and general real estate taxes for the year 2010 and subsequent years.

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

JCK INVESTMENTS, LTD.,
an Illinois Corporation

BY:



President – JAKUB KOSIBA

ATTEST:



Secretary – CHRISTINE KOSIBA

Instrument prepared by: Rosenthal Law Group, 3700 W. Devon Ave, #E, Lincolnwood, IL 60712

MAIL TO:
ADAM LYSINSKI
LYSINSKI & ASSOCIATES, P.C.
4418 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60630

SEND SUBSEQUENT BILLS TO:
1904 NORTH AVENUE, LLC
ATTN: BARIS YUKSEL
651 W ROSCOE, UNIT 1
CHICAGO, ILLINOIS 60657

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

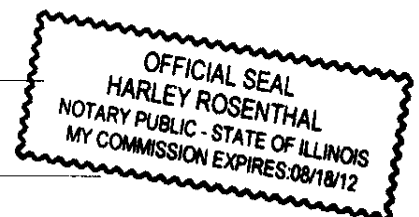
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jakub Kosiba, personally known to me to be the President of JCK INVESTMENTS, LTD., an Illinois limited liability corporation, and Christine Kosiba, personally known to me to be the Secretary thereof, both 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 severally acknowledged that as such President and Secretary, signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of April, 2011.

Notary Public: _____

Commission Expires: _____


8/18/12




Property of Cook County Clerk's Office

UNOFFICIAL COPY


This page being added for Revenue Stamps

CITY TAX
CITY OF CHICAGO

 MAY.-6.11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000555
**REAL ESTATE
 TRANSFER TAX**
 094 13,25
 FP326675

STATE TAX
STATE OF ILLINOIS

 MAY.-6.11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000001449
**REAL ESTATE
 TRANSFER TAX**
 00896,50
 FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 MAY.-6.11
 REVENUE STAMP

0000001300
**REAL ESTATE
 TRANSFER TAX**
 00448,25
 FP 103042

Property of Cook County Clerk's Office