



Doc#: 1132047016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2011 10:52 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

GIT (11-15)

4407898 (1/1)

THIS INDENTURE, made this 4th day of November, 2011 between First National Acquisitions, 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, party of the first part, and AN Capital, LLC, an Illinois limited liability company;

(GRANTEE'S ADDRESS) 626 W. Randolph
~~10 East Ontario, Unit 1409~~, Chicago, Illinois 60661

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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 given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 1409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PRIVATE RESIDENCES AT ONTARIO PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0530118066, IN THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0530118065 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements, if any; general taxes for the year 2011 and subsequent years; special taxes of assessments for improvements not yet completed; installments not due at the date thereof of any special tax or improvements heretofore completed.

PROPERTY BEING CONVEYED IN "AS IS" AND "WHERE IS" CONDITION

Permanent Index Number(s): 17-10-111-014-1387

Property Address: 10 EAST ONTARIO, UNIT 1409, CHICAGO, IL 60611


Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all

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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX




NOV.-8.11

REVENUE STAMP

# 0000053073	REAL ESTATE TRANSFER TAX
	00060.00
	FP 103017

CITY TAX

CITY OF CHICAGO




NOV.-8.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 000001221	REAL ESTATE TRANSFER TAX
	00360.00
	FP 103018

STATE TAX

STATE OF ILLINOIS




NOV.-8.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000001833	REAL ESTATE TRANSFER TAX
	00120.00
	FP 103014

CITY TAX

CITY OF CHICAGO



NOV.-8.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000011223	REAL ESTATE TRANSFER TAX
	00900.00
	FP 103018

UNOFFICIAL COPY

the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND.**

In Witness Whereof said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

First National Acquisitions, LLC

By *Eli Davis*
Eli Davis
Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Eli Davis personally known to me to be the Manager of First National Acquisitions, LLC., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4 day of November, 2011.

Laura McNellis
Notary Public

My commission expires on 6/20/15.



This instrument was prepared by Stephen Deely, 100 N LaSalle St #2400 Chicago, IL 60602

MAIL TO + SEND TAX BILLS TO.

AW CAPITAL LLC
626 W. Randolph 1
Chicago, IL 60661