

# UNOFFICIAL COPY



Doc#: 1214445019 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2012 10:23 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

This Agreement, made this 10<sup>th</sup> day of April, 2012, between BBT-5155 S. WINCHESTER, LLC, a 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

Jose G Prado and Patricia Prado, 4321 S. Hermitage, Chicago, IL 60609 party of the second part, *\* husband and wife, as tenants by the entirety,*  
Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Lot 27 in Block 3 in White and Coleman's Subdivision of Blocks 41 to 44 in Stone and Shitney's Subdivision of West 1/2 of Southeast 1/4 of Section 6 and North 1/4 and West 1/4 of Southeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index Number(s): 20-07-401-027-0000

Commonly Known As: 5155 S Winchester Ave, Chicago, IL 60609

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the herditaments and appurtenances thereunto belonging, or in any wise appertaining, and the 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their 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/her/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.

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

# UNOFFICIAL COPY

By: Dale R. McClain, Dale R. McClain, Authorized Representative  
BBT-5155 S. WINCHESTER, LLC

State of Illinois )  
County of Cook DuPage ) SS.

I, Jennifer Plane, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DALE R. McCLAIN, personally known to me to be the Authorized Representative of BBT-5155 S. WINCHESTER, LLC, a Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of April, 2012.

Jennifer Plane  
Notary Public



8/2/2012  
My Commission Expires

This instrument Prepared by:  
Potestivo & Associates, P.C.  
223 West Jackson Blvd. Suite 610  
Chicago, IL 60606

Kimberly Goodell

Mail to :

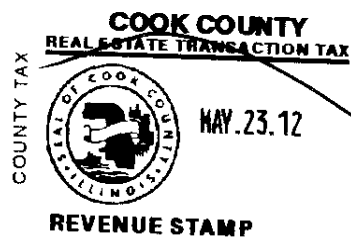
~~Jose G Prado and Patricia Prado~~  
4321 S. Hermitage  
Chicago, IL 60609

Maria C. Cabrera  
4126 N. Lincoln #1  
Chicago, IL 60618

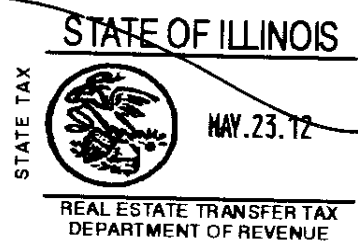
SEND SUBSEQUENT TAX BILLS TO:

Jose G. Prado and Patricia Prado  
5155 S. Winchester  
Chicago, IL 60609

Real Estate Transfer Stamp \$189.00  
Batch 4.630.582  
City of Chicago Dept. of Finance  
621534  
5/23/2012 9.40  
cir00762



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| REAL ESTATE TRANSFER TAX |
| 00009.00                 |
| FP 103042                |



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| REAL ESTATE TRANSFER TAX |
| 00018.00                 |
| FP 103037                |