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SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 7, 2012 between **AVONDALE CLOSEOUT, 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 ("Grantor"), and **Debra Martello, Kathy J. Snyder and Cynthia Sternisha**, not as tenants by the entirety nor tenants in common, but as **JOINT TENANTS (Grantee)**, whose address is 1615 W. Belle Plaine Ave., Chicago, IL 60613



Doc#: 1219204050 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 07/10/2012 10:50 AM Pg: 1 of 3

This space reserved for Recorder's use only.

WITNESSETH, that Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **GRANT, BARGAIN, AND SELL**, all interest in the real estate, situated in the County of Lake and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **3633 N Hamlin Ave, Chicago, IL 60618**

*** WITH RIGHTS OF SURVIVORSHIP**

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Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, Grantee's heirs, successors and assigns, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
 Todd Fishbein, Esq.
 Red Seal Development Corp.
 425 Huehl Road, Building 18
 Northbrook, IL 60062

AVONDALE CLOSEOUT, LLC, an Illinois limited liability company
 By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
 its sole manager

By:
 Todd Fishbein, President/CEO

REAL ESTATE TRANSFER	06/26/2012
	CHICAGO: \$7,770.00
	CTA: \$3,108.00
	TOTAL: \$10,878.00
13-23-128-037-0000 20120501605885 5AQ8SV	

REAL ESTATE TRANSFER	06/26/2012
	COOK \$518.00
	ILLINOIS: \$1,036.00
	TOTAL: \$1,554.00
13-23-128-037-0000 20120501605885 VUHUGK	

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Todd Fishbein, personally known to me to be the President/CEO of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **AVONDALE CLOSEOUT, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, as of June 7, 2012

Michelle L. Conner

Notary Public



SEND RECORDED DEED TO:

Joanne Fehn, Esq
Attorney at Law
3642 N. HAMLIN AVE
CHICAGO IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Debra Martello, Kathy Snyder and Cynthia Sternisha
3633 N Hamlin Ave
Chicago, IL 60618

Property of Cook County Clerk's Office

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EXHIBIT A

Lots 4 & 5 in Avondale Resubdivision being a resubdivision of Block 14 in Mason's Subdivision of Part of the East 1/2 Of The Northwest 1/4 Of Section 23, Township 40 North, Range 13, East Of The Third Principal Meridian in Cook County, Illinois

STREET ADDRESS: 3633 N Hamlin Ave, Chicago, IL 60618

P.I.N.: 13-23-128-037 Lot 4

13-23-128-038 Lot 5

SUBJECT TO:

(1) General and special real estate taxes and assessments not due and payable as of the date above; (2) Easements, building and building line restrictions of record and all applicable building and zoning laws and ordinances; (3) Rights, agreements, covenants, conditions and restrictions of record; (4) The Plat of Resubdivision for the Subdivision recorded with the Cook County Recorder of Deeds as Document No. 0632415134, together with all easements, covenants, conditions and restrictions shown on said Plat; (5) acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser; (6) Restrictive Covenant relating to certain architectural and land use restrictions made by PB and J III, LLC and Avondale Closeout, LLC recorded October 14, 2010 as document number 1028739105 and amended and restated by instrument recorded as document number 1134745032.