

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

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1-23
317

Doc#: 1302447003 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2013 10:25 AM Pg: 1 of 2

THE GRANTOR, In/Site Homes II, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, by the Grantees, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, Joshua Titus and Kevin R. McNeil, not as tenants in common or tenants by the entirety, but as joint tenants with right of survivorship, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOTS 3 IN BUCKLEY'S RESUBDIVISION OF LOTS 11, 12, 13 AND 14 IN BLOCK 3 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-14-412-010-0000

Address of Real Estate: 3333 W. Cullom Ave., Chicago, Illinois 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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 Grantees, their heirs and assigns as joint tenants, FOREVER.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, 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 Grantor will WARRANT and DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

Covenants, conditions and restrictions of record, provided that such covenants, conditions and restrictions of record do not interfere with Grantees' use and enjoyment of the said premises as a single family residence; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed this 17th day of January, 2013

In/Site Homes II, LLC,
an Illinois limited liability company

By: In/Site Investment Group, LLC,
an Illinois limited liability company

Its: Manager

By: 
Michael Silver, manager

State of Illinois)
) ss
County of Cook

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael Silver, manager of In/Site Investment Group, LLC, an Illinois limited liability company, the manager of In/Site Homes II, LLC, an Illinois limited liability company personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he 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 17th day of January, 2013.





Notary Public
My commission expires: 11/4/13


This instrument was prepared by:
Lori A. Berko, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606



Record and Mail to:
Dean Kalamatianos, Esq.
~~M. Neil~~
2045 W. Grand, Suite 203
Chicago, Illinois 60612

Send Subsequent Tax Bills to:
Joshua Titus and Kevin R. Neil
3333 W. Cullom Ave.
Chicago, Illinois 60618

REAL ESTATE TRANSFER		01/17/2013
	COOK	\$190.00
	ILLINOIS:	\$380.00
	TOTAL:	\$570.00
13-14-412-010-0000 20130101603046 6D9Z17		

REAL ESTATE TRANSFER		01/17/2013
	CHICAGO:	\$2,850.00
	CTA:	\$1,140.00
	TOTAL:	\$3,990.00
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