



Doc#: 1310501069 Fee: \$50.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2013 12:57 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

FOR RECORDER'S USE ONLY

Property of Cook County Clerk's Office
* Formerly known as Avalanche LLC

This Deed is from **Avalanche Holding Company, LLC**, a limited liability company organized and existing under the laws of the state of Maine, located at 27 Mitchellwood Drive, Falmouth, Maine 04105, ("Grantor"), **Karol Dolega**, whose address is 4882 N. Mason Avenue, Chicago, Illinois 60650 ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title, and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

3717 W. Ohio St Chicago, Illinois 60624
PIN: 16-11-123-003-0000

141 BOX 15

Subject to: Taxes for year 2012 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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REAL ESTATE TRANSFER		04/05/2013
	CHICAGO:	\$120.00
	CTA:	\$48.00
	TOTAL:	\$168.00

16-11-123-003-0000 | 20130401601000 | FHKUYT

REAL ESTATE TRANSFER		04/05/2013
	COOK	\$8.00
	ILLINOIS:	\$16.00
	TOTAL:	\$24.00

16-11-123-003-0000 | 20130401601000 | J7TGP4

FIDELITY NATIONAL TITLE

52011044

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LEGAL DESCRIPTION OF PROPERTY TO BE TRANSFERRED:

THE WEST 8 FEET OF LOT 6 AND THE EAST 21 FEET OF LOT 7 IN BLOCK 11 IN JULIAN AND BROWN'S SUBDIVISION OF LOTS 1,2, AND 3 IN BLOCK 11, AND LOTS 1,2, AND 3 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

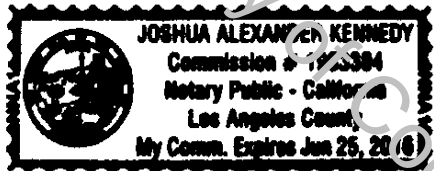
CIVIL CODE § 1189

State of California

County of Los Angeles }

On 4-4-13 before me, Joshua Alexander Kennedy, Notary,
Date Here Insert Name and Title of the Officer

personally appeared Ben Kim Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(ies), and that by his/~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

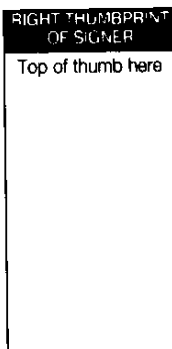
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

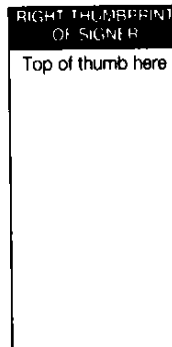
- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

X Dated 4-11-2017 Signature: [Signature]
Grantor or Agent

~~X Subscribed and sworn to before me by the said _____ this _____ day of _____, SEE ATTACHED
Notary Public _____~~

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, _____ Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____,
Notary Public _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 4th day of April, 2013.

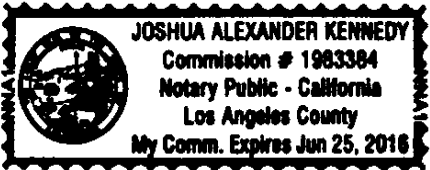
by
(1) BEN KEM
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)
(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
 Top of thumb here

UNOFFICIAL COPY

Space Above Reserved for Employer or Cook County Recorder of Deeds

NOTARIAL RECORD — RESIDENTIAL REAL PROPERTY TRANSACTIONS

PROPERTY

The undersigned grantor(s) hereby certifies(y) that the residential real property identified in this notarial record is residential real property as defined in the Illinois Notary Public Act.

Special Warranty Deed 16-11-103-003-0000
 Type or Name of Document of Conveyance PIN Number of Residential Real Property

3717 W Ohio St Chicago IL 60624
 Common Street Address of Residential Real Property City State ZIP

4-4-2013 \$10/sig
 Date of Notarization Notary Fee Additional Comments

NOTARY

JOSHUA Alexander Kennedy
 Notary Printed Name Notary Phone Number

6-25-16
 Notary Commission Expiration Date Notary Signature

SELF-EMPLOYED
 Notary Residential Street Address City State ZIP

SELF-EMPLOYED
 Notary's Employer or Principal and Business Street Address City State ZIP

GRANTOR #1

BEN KIM
 Grantor (Signer) #1 Printed Name

[Signature]
 Grantor (Signer) #1 Signature

170 Dapplegray Rd
 Grantor (Signer) #1 Residential Street Address

Bell Canyon CA 91307
 City State ZIP

CA DL
 Grantor (Signer) #1 Means of Identification

Place Thumbprint or Seal here
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Maintained in Notary Journal
 Description of Print if not Right Thumb

Additional Comments

GRANTOR #2

Grantor (Signer) #2 Printed Name

Grantor (Signer) #2 Signature

Grantor (Signer) #2 Residential Street Address

City State ZIP

Grantor (Signer) #2 Means of Identification

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Additional Comments