# UNOFFICIAL COR

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

1000 M \* Formerly known as Lic. 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, ("Crantor"), Karol Dolega, whose address is 4882 N. Mason Avenue, Chicago, Illinois 60c50 ("Grantee").

For value received, Grantor hereby grants, 1 emises, 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"):

Chicago, Illinois 60624 3717 W. Ohio St

PIN: 16-11-123-003-0000

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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EAL ESTATE TO	RANSFER	04/05/2013
	CHICAGO:	\$120.00
	CTA:	\$48.00
	TOTAL:	\$168.00
16-11-123-003-0	000   2013040160100	0   FHKUYT

EAL ESTATE TRANSFER		04/05/2013		
EAL ESTATE TRAIN	COOK	\$8.00		
	ILLINOIS:	\$16.00		
	TOTAL:	\$24.00		
16-11-123-003-0000   20130401601000   J7TGP4				

FIDELITY NATIONAL TITLE 52011044

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# **UNOFFICIAL COPY**

April 5, 2013

		Avalanche Holo	ling Company, Li Services Inc	as its agent
	X	By: Ben Kin		
STATE OF	′	•	d, a Notary Public	
	07	CERTIFY that known to me to	te aforesaid, DO I be the same person foregoing instrum	, personally whose name is
SEE ATTA	CHED CEST	before me this da they signed, seal instrument as the uses and purpose	ay in person, and a ed and delivered the cir free and volunta es therein set forth, er of the right of he	cknowledged that he said hry act, for the including the
Given under my hand	l and official seal, this _	day or		_, 2013.
Commission expires		_	OTARY PUBLIC	
Prepared by:	Michael Brady M. W. Brady Law Fir 17407 67 <sup>th</sup> Court, Suit Tinley Park, Illinois 6	te 3		
Mail to:	Karol Dolega 4882 N. Masar Chicago, IL 60			
Send tax bills to:	Karol Dolega 4882 N. Masu (U11440, IL 6			

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## **UNOFFICIAL COPY**

#### 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.

Photoethy of Cook County Clark's Office

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State of California	1
Λ .	}
County of Las Angules On U-4-13 before me, Juli	J. ,
no U-4-13 potoro ma Juli	h. Hound Kennely Notary
Date Defore mo, work	Here Insert Name and Titte of the Officer
personally appeared	Name(s) of Signer(s)
	(Manuelly or organization)
	who proved to me on the basis of satisfactory
70	evidence to be the person(s) whose name(s) is/ard subscribed to the within instrument and acknowledged
C/A	to me that he/she/they executed the same in
	his/her/their authorized capacity(ies), and that by
JOSHUA ALEXANZER KENNEDY	his/her/meir signature(s) on the instrument the
Commission & 19,5384	person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
Los Angeles Count	personies, acteu, executed the institutions.
My Comm. Expires Jun 25, 20 (6)	I certify under PENALTY OF PERJURY under th
	laws of the State of California that the foregoin
	paragraph is true and correct.
	200
	WITNESS my hand and official seal.
	WITNESS my hand and official seal.
	Signature:
Place Notary Seal Above	Signature of Notary Public
Though the information helps is not required	Signature:
Though the information helps is not required	Signature Signature of Notary Public  PTIONAL  by law it may prove valuable to py sons relying on the document
Though the information below is not required and could prevent fraudulent remov	Signature of Notary Public  PTIONAL  by law, it may prove valuable to prisons relying on the document wal and reattachment of this form to another document.
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## **UNOFFICIAL COPY**

#### 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  Dated 4-4-10P Signature:  Grantor or Agent
71 1 1 1 1 Oku6
Subscribed and sworn to before me by the said
this day of ' SEE ATTACTED
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.
Deted Signature:
Dated, Signature: Grantee or Agent
Subscribed and sworn to before me by the said
Subscribed and sworn to before
me by the said
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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## **UNOFFICIAL COPY**

	<u> </u>	GOVERNMENT CODE \$ 8
See Attached Document (Notary to cro	oss out lines 1–6 below)	
□ See Statement Below (Lines 1–6 to be	e completed only by documer	nt signer[s], <i>not</i> Notary)
Signature of Dorum int Signer No. 1	Signature of Docu	ment Signer No. 2 (if any)
State of California	Subscribed and sworn	to (or affirmed) before me
County of Los Angles	on this the day of by	Apr: 2013
	Tm Ben Kem	e of Signer ,
JOSHUA ALEXANDER KENNEDY	proved to me on the bas	is of satisfactory evidence
Commission # 1983384 Notary Public - California Los Angeles County		ppeared before me (.) (,)
My Comm. Expires Jun 25, 2016	(2)	e of Signer
	proved to me on the ous	s of satisfactory evidence acpeared before me.)
Pho No.	Signature	<u> </u>
Place Notary Seal Above	Sign	nature of Notary rublic
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	O.VAL ————	
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### **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) the sidential real property as defined in the Illinois	at the residential real property ois Notary Public Act.	identified in th	nis notarial record
Tocal Wastern Deed Type or Name of Document of Convenance	Number of Resider	<u>&gt;-003-0</u>	$\infty$
		itial Real Property	,
Common Street Address of Residential Real Property	IL booky	State	ZIP
4-4-2013 417/516		State	217
Date of Notarization Notar F. e	Additional Comments		
NOTARY			
JUSHUG Alexancul Comedin			
Notary Printed Name	Notary Phone Number		
6-25-16			
Notary Commission Expiration Date	Not in signature		
Notary Residential Street Address	City	State	210
		State	ZIP
Notary's Employer or Principal and Business Street Address	City	State	ZIP
GRANTOR #1	GRANTOR #2		
Grantor (Signer 1) Briffed Name	Grantor (Signer) #2 Printed Name	O <sub>x</sub>	
Grantor (Signer) #1 Signature	Grantor (Signer) #2 Signature		
no Damicajuy 40		•	C
Grantor (Signer) # Residential Street Address	Grantor (Signer) #2 Residential Str	eet Address	
bell (anywa (+) 4130)			
City State ZIP	City	State	ZIP
Grantor (Signer) #1 Means of Identification		·	to the second
Tap of thumb here	Grantor (Signer) #2 Means of Ident	ification	Top of thumb here
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Additional Comments	Additional Comments	·	
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