

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED



Doc#: 1312819055 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 11:52 AM Pg: 1 of 3

THE GRANTOR, **Medallion Properties LLC**, a 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, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, for and in consideration of \$10.00 in hand paid, the receipt and sufficiency of which is hereby acknowledged, REMISE(S), RELEASES(S), ALIENATE(S), and CONVEYS(S) to **Community Partners LLC**, a 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, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, the following described real estate situated in the County of Cook and the State of Illinois, to wit:

LOT 103 IN GARDEN HOMES, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-03-100-042-0000

Address of Real Estate: 8750 S. Wabash Avenue, Chicago, IL, 60619

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of Grantee, its successors and assigns forever.

Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: a) all taxes and special assessments for 2012 and subsequent years; b) zoning laws and ordinances; c) easements for the use of public utilities; d) roads and highways; e) building setbacks, use and occupancy restrictions and covenants, conditions and restrictions of record; f) rights of way for drainage tiles, ditches, feeders and laterals; g) acts done or suffered by Grantee and Grantee's Mortgagee, if any.

THIS IS NOT HOMESTEAD PROPERTY

(Consideration less than \$100.00)

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Grantor has caused its name to be signed on this instrument as indicated below this 6th day of May, 2013.

GRANTOR:

MEDALLION PROPERTIES, LLC

By: [Signature]
Its Manager-Jacob Counne

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacob Counne, personally known to me to be the Manager of Medallion Properties, LLC and personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

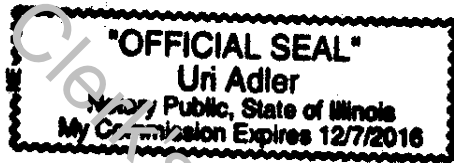
Given under my hand and official seal, this 6th day of May, 2013

[Signature]
(Notary Public)

Exempt under the provisions of Section 31-45(e)
of the Real Estate Transfer Act

5/6/13
Date

[Signature]
Buyer, Seller or Representative



Mail Recorded Deed & Subsequent Tax Bills To:

Medallion Properties, LLC
C/o Jacob Counne
2421 W. Pratt Blvd., #200
Chicago, IL 60645

City of Chicago
Dept. of Finance
643299



Real Estate
Transfer
Stamp

5/8/2013 9:57
dr00155

\$0.00

Batch 6,314,150

This Instrument Prepared By:

Philip A. Nicolosi, III
Philip A. Nicolosi, Ltd.
363 Financial Ct., Suite 100
Rockford, Illinois 61107

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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.

Dated 5/6/13, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Jacob Coome this 6th day of May, 2013.
Notary Public [Signature]



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 4-22, 2013 Signature: P.A. Nicolau
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 22 day of APRIL, 2013.
Notary Public [Signature]



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.