

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Corporation)



Doc#: 1316412102 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2013 01:06 PM Pg: 1 of 2

2429346  
THE GRANTOR, ER PORTFOLIOS LLC, an Illinois limited liability company, located at 2116 Kenton Drive, Green Oaks, Illinois for and in consideration of Ten and no/100 (\$10.00)-----  
----DOLLARS, in hand paid, does hereby CONVEY AND WARRANT to:

Belgium Investments 5544 North Ave LLC  
14122 Red Hill Avenue, Suite C  
Tustin, California 92780

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 19 AND 20 IN BLOCK 11 IN MILLS AND SONS' NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

And The 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:

Subject to covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Existing leases and tenancies; Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property;; General real estate taxes for the year 2012 and subsequent years.

Permanent Real Estate Index Number(s): 13-33-319-028-0000; 13-33-319-029-0000  
Address(es) of Real Estate: 5544-46 W. North Avenue, Chicago, Illinois 60639

DATED this 24<sup>th</sup> day of May, 2013.

SELLER:

ER Portfolios LLC, an Illinois limited liability company

By:   
Charles C. Evans, Manager

REAL ESTATE TRANSFER 05/28/2013



CHICAGO: \$2,625.00  
CTA: \$1,050.00  
TOTAL: \$3,675.00

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REAL ESTATE TRANSFER 05/28/2013



COOK \$175.00  
ILLINOIS: \$350.00  
TOTAL: \$525.00

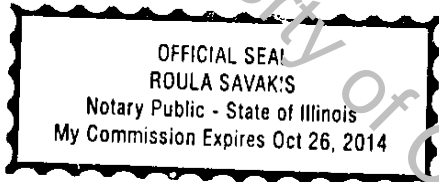
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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Charles C. Evans, as Manager of ER Portfolios LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 24 day of May, 2013.



Roula Savak's  
Notary Public

This Instrument was prepared by:

Andrew B. Fuller  
69 South Barrington Road  
South Barrington, Illinois 60010

Send Subsequent Tax Bills to:

Belgium Investments 5116 North Ave LLC  
1422 Red Hill Ave  
Suite C  
Tustin, California 92780

After recording return to:

Belgium Investments 5116 North Ave LLC  
1422 Red Hill Ave  
Suite C  
Tustin, California 92780

Property of Cook County Clerk's Office