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Special Warranty Deed CORPORATION TO PARTNERSHIP



Doc#: 1326255054 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2013 11:57 AM Pg: 1 of 3

ILLINOIS

GREATER METROPOLITAN TITLE, LLC
175 E. HAWTHORN PARKWAY, SUITE 135
VERNON HILLS, IL 60061
FILE # 13-1080

Above Space for Recorder's Use Only

THIS AGREEMENT between J W Real Estate, Inc. a corporation 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, party of the first part, and IH2 Property Illinois, L.P. A Delaware Limited Partnership of 5509 N. Cumberland Avenue, #505, Chicago, Illinois 60656, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

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, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number: 10-29-306-009-0000 ✓

Address of Real Estate: 6010 W. Sherwin Chicago Illinois 60646 ✓
Ave.

REAL ESTATE TRANSFER		08/23/2013
	CHICAGO:	\$2,527.50
	CTA:	\$1,011.00
	TOTAL:	\$3,538.50

By FNTIC 20

10-29-306-009-0000 | 20130801606906 | H38HCX

REAL ESTATE TRANSFER		08/23/2013
	COOK	\$168.50
	ILLINOIS:	\$337.00
	TOTAL:	\$505.50

10-29-306-009-0000 | 20130801606906 | THTN1K

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The date of this deed of conveyance is 08/23/2013.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation: J W Real Estate, Inc.

Jeffrey Wong, President of J W Real Estate, Inc.
By: *Jeffrey Wong, President* by *Ira M. Kann, as Atty*

(Impress Corporate Seal Here)

Jeffrey Wong, Secretary of J W Real Estate, Inc.
Attest: *Jeffrey Wong, Secretary* by *Ira M. Kann, as Atty*

State of Illinois

County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Wong, personally known to me to be the President of J W Real Estate, Inc. an Illinois Corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal 08/23/2013.

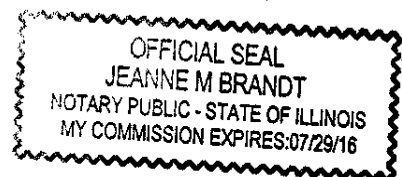
(My Commission Expires)

Jeanne M Brandt
Notary Public

This instrument was prepared by
Ira M. Kann
Attorney at Law
640 N. LaSalle Street, Suite 285
Chicago, IL 60654

Send subsequent tax bills to:
IH2 Property Illinois, L.P. A Delaware
Limited Partnership
5509 N. Cumberland Ave., #505
Chicago, Illinois 60656

Recorder-mail recorded document to:
IH2 Property Illinois, L.P. A Delaware
Limited Partnership
5509 Cumberland Ave., #505
Chicago, Illinois 60656



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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 6010 W. Sherwin, Chicago, Illinois 60646 ✓

Legal Description:

LOT 9 IN VALENTI'S EDGEBROOK GARDENS FIRST ADDITION, A SUBDIVISION OF PART OF VICTORIA POTHIER'S RESERVATION AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Property of Cook County Clerk's Office