



Doc#: 1326841002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2013 09:29 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

(Corporation to Individual)
(Illinois)

CT STS) 40371 PK

THIS AGREEMENT, made this 24 day of April 2013, between **GECKO REALTY, INC.**, a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **WILL FAN** and **DIANE FAN** whose address is Not as joint tenants but as tenants in common

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of

which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their 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:

LOT 44 IN KRENN & DATO'S SECOND NILES-EVANSTON ADDITION, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
Permanent Real Estate Number(s): 10-10-420-024-010
Address(es) of real estate: 9626 Lowell Ave., Skokie, Illinois 60076

TO HAVE AND TO HOLD the said premises as above described, 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:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessment; for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of Skokie; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property;

REC 333-07

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(xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.



IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____, the day and year first above written.

GECKO REALTY, INC.

By:

Keith D. Warner
Keith D. Warner, President

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$861
Skokie Office 05/16/13

REAL ESTATE TRANSFER		09/07/2013
	COOK	\$143.25
	ILLINOIS:	\$286.50
	TOTAL:	\$429.75

10-10-420-024-0000 | 20130501602263 | T1LZKT

STATE OF

Illinois

Property of Cook County Clerk's Office

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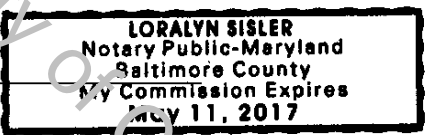
COUNTY of Baltimore^{ss.}

I, Loralyn Sisler a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, personally known to me to be the President of GECKO REALTY, INC., a Maryland corporation, and 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 severally acknowledged that as such he/she 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.

Given under my hand and official seal, this 24 day of April, 2013.

Loralyn Sisler
Notary Public

Commission expires _____



Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:

MAIL TO:

PROPERTY OF COOK COUNTY Clerk's Office