



Doc#: 1328835100 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2013 11:26 AM Pg: 1 of 5

Special Warranty Deed

Fidelity - 2082
S1011946

Above Space for Recorder's Use Only

THIS AGREEMENT between ClearVue Opportunity XXV, LLC, party of the first part, and John Chordas and Rose Giannoulis 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 said corporation, by these persons 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: (see legal description rider attached as page 3 hereto).

* as joint tenants

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 for the year 2012 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 10-27-421-038-0000
Address(es) of Real Estate: 7316 N Karlov Ave, Lincolnwood IL 60712

BOX 15

LEGAL DESCRIPTION
See Attached

REAL ESTATE TRANSFER	08/21/2013
COOK	\$147.50
ILLINOIS:	\$295.00
TOTAL:	\$442.50



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UNOFFICIAL COPY

The date of this deed of conveyance is August 9 2013.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed on the date stated herein.

By: ClearVue Opportunity XXV, LLC

State of California
County of Orange ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be AUTHORIZED SIGNATORY FOR the above signed, 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, pursuant to authority, as their free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

See Attached

Given under my hand and official seal _____, 2013

(Impress Seal Here)
(My Commission Expires _____)

Notary Public

This instrument was prepared by:
Mark Edison

1415 W. 22nd St. Tower F1
Oak Brook, IL 60523

Send subsequent tax bills to:
Rose Giannoulis
John Ghordas
7316 N Kenton Ave
Lincolnwood, IL
60712

Recorder-mail recorded document to:
Statis + Baird Charney
222 W Jackson
Blva
#1050
Chicago, IL 60606

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Orange

On August 9, 2013 before me, Kristen Ann Norman, Notary Public

personally appeared David Honors

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above **OPTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: August 9, 2013 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ <input type="checkbox"/> Corporate Officer — Title(s): _____ <input type="checkbox"/> Individual <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: _____	RIGHT THUMBPRINT OF SIGNER Top of thumb here	Signer's Name: _____ <input type="checkbox"/> Corporate Officer — Title(s): _____ <input type="checkbox"/> Individual <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: _____	RIGHT THUMBPRINT OF SIGNER Top of thumb here
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Legal Description Rider

LOT 53 (EXCEPT THE SOUTH 12 FEET THEREOF) AND ALL OF LOT 54 AND THE SOUTH 6 FEET OF LOT 55 IN KRENN AND DATO'S CRAWFORD CHASE "L" SUBDIVISION OF THE SOUTHEAST 1/4 IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, LYING EAST OF THE THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Guidance Residential, LLC

Mailing Address: 7316 N. Karlov Avenue
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 7316 N. Karlov Avenue
Lincolnwood, IL 60712

Property Index Number (PIN): 10-27-421-038-0000

Water Account Number: 103125-000

Date of Issuance: 8/21/13

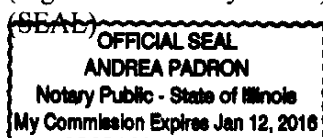
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 8/21/13, by Andrea Padron.

By: *Robert J. Merkel*
Robert J. Merkel
Finance Director

Andrea Padron
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.