

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **CR CAPITAL GROUP, LLC**, a New York limited liability company, duly organized and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State

Doc#: 1329748101 Fee: \$40.00
RHSF Fee: \$9.00 EHF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2013 01:57 PM Pg: 1 of 2

where the following describe real estate is **THE ABOVE SPACE FOR RECORDER'S USE ONLY**
located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **STELLA EQUITIES, LLC**, ("Grantee/s"), a limited liability company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address 2125 E. 83rd St, Chicago, IL 60617, the following described real estate, to-wit:

LOT 19 IN BLOCK 5 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER: 25-02-410-017-0000
PROPERTY COMMONLY KNOWN AS: 9238 S. BLACKSTONE Ave .
CHICAGO, IL 60619

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a single family home; (6) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.



**NORTH AMERICAN
TITLE CO.**

15826-13-02481K

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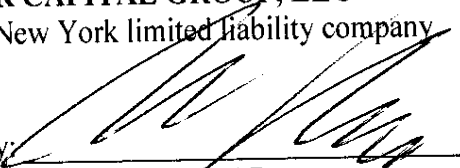
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

9/27/13

REAL ESTATE TRANSFER	10/17/2013
 COOK	\$3.00
 ILLINOIS:	\$6.00
TOTAL:	\$9.00

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CR CAPITAL GROUP, LLC
a New York limited liability company


By: 
VICTOR NAAR

Its: Manager

STATE OF New York)
COUNTY OF Westchester) SS

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that VICTOR NAAR is the manager of CR CAPITAL GROUP, LLC, a New York limited liability company, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date 9/27/13


Notary Public

My commission expires 8/18/16

After Recording Mail to:


Hynes Law Group, PC
6650 N. Northwest Hwy, Ste 106
Chicago, IL 60631

This Instrument Was Prepared by:
Whose Address Is:

Send Subsequent Tax Bills to:

Stella Equities, LLC
2125 E. 83rd St
Chicago, IL 60617

Hynes Law Group, PC
6650 N. Northwest Hwy, Suite 106
Chicago, IL 60631

REAL ESTATE TRANSFER	10/17/2013
 CHICAGO:	\$45.00
CTA:	\$18.00
TOTAL:	\$63.00

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