

UNOFFICIAL COPY



Doc#: 1330341099 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2013 12:50 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Property of Cook County Clerk's Office

THE GRANTOR, CAPITAL INCOME AND GROWTH FUND, LLC, located at 4300 STEVENS CREEK BLVD, #275, in the City of SAN JOSE, in the County of SANTA CLARA, in the State of CALIFORNIA, a corporation created and existing under and by virtue of the laws of the State of CALIFORNIA and duly authorized to transact business in the state of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, by these presents does REMISE, ALIEN, CONVEY and WARRANT TO THE GRANTEE: ANTONIO CABALLERO, of 2917 S. Loomis Avenue, Chicago, IL 60608 of the County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

LOT 39 IN BLOCK 1 IN B. F. JACOB'S SUBDIVISION OF BLOCK 10 IN STONE AND WHITNEY'S SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, will WARRANT AND DEFEND,

SUBJECT TO: General taxes for the year 2012 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities provided said easements do not unreasonably interfere with the intended use of the property; drainage ditches, feeders, and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number(s): 20-07-205-017-0000

Address(es) of Real Estate: 4737 S. HERMITAGE, CHICAGO, IL 60609

In Witness Whereof, said GRANTOR has caused its name to these presents by JON O. FREEMAN, PRESIDENT,

And attested by its ADMINISTRATOR, SHAWNA CHRISTENBERRY, this

27th day of June, 2013.

BY
CAPITAL INCOME AND GROWTH FUND, LLC
JON O. FREEMAN, PRESIDENT

ATTEST
SHAWNA CHRISTENBERRY

BOX 15

S Y
P B
S M
SC Y
INT D

PROPERTY NATIONAL TITLE
2012777
policy

UNOFFICIAL COPY

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA --SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JON O. FREEMAN, personally known to me to be the PRESIDENT of CAPITAL INCOME AND GROWTH FUND, LLC and SHAWNA CHRISTENBERRY, personally known to me to be the ADMINISTRATOR of said 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 JON O. FREEMAN, PRESIDENT and SHAWNA CHRISTENBERRY, ADMINISTRATOR, have signed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal this 27th day of JUNE, 2013.

Notary Public


My Commission Expires: _____



See attached

Prepared by:
Robert Cheely
8446 W. Cermak Road
Berwyn, IL 60402

Mail to: ANTONIO CABALLERO David Richardson
4258 W. 63rd St.
Chicago, IL 60629

Name and Address of Taxpayer:
ANTONIO CABALLERO
2917 S. Loomis St.
Chicago, IL 60608

| | |
|---|-------------------|
| REAL ESTATE TRANSFER | 07/02/2013 |
|  | CHICAGO: \$225.00 |
| | CTA: \$90.00 |
| | TOTAL: \$315.00 |
| 20-07-205-017-0000 20130701600684 0K05TR | |

| | |
|---|-------------------|
| REAL ESTATE TRANSFER | 07/02/2013 |
|   | COOK \$15.00 |
| | ILLINOIS: \$30.00 |
| | TOTAL: \$45.00 |
| 20-07-205-017-0000 20130701600684 AEKJNY | |

UNOFFICIAL COPY

California All-Purpose Acknowledgement

State of California

County of Santa Clara

On June 27, 2013, before me, Huyen Vuong, Notary Public, personally appeared Jon Orville Freeman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which person 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.

Huyen Vuong (notary seal)
Signature of Notary Public



County Clerk's Office