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SPECIAL WARRANTY DEED

40009848

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GIT (11-4)



Doc#: 1330947057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2013 03:35 PM Pg: 1 of 2

²⁰¹³
THIS INDENTURE, made this 29th day of October, between First National Acquisitions, LLC, an Illinois limited liability company, 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 Bedford Auto Group LLC, an Illinois limited liability company, party of the second part;

(GRANTEE'S ADDRESS) 5811 West 63rd Street, Bedford Park, Illinois 60638



WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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 authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THAT PART OF THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 680.60 FEET WEST OF THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 22, TOWNSHIP AND RANGE AFORESAID, AND 588.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 240.81 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE RIGHT OF WAY LINE OF THE MINNEAPOLIS, ST. PAUL AND ST. MARIE SOO LINE (WISCONSIN CENTRAL RAILWAY COMPANY), A DISTANCE OF 279.75 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY A DISTANCE OF 155.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 176.00 FEET AT RIGHT ANGLES TO SAID LAST MEASURED COURSE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID LAST MEASURED COURSE A DISTANCE OF 202.71 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE RIGHT OF WAY OF THE AFORESAID RAILROAD, 208.05 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 22, TOWNSHIP AND RANGE AFORESAID; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 443.50 FEET; THENCE DUE NORTH A DISTANCE OF 725.73 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THE SOUTH 141.46 FEET THEREOF AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 680.60 FEET WEST OF THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 22 AND 588.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST PARALLEL WITH SAID NORTH LINE, 35 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 44 SECONDS EAST 341.29 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST 35.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 44 SECONDS WEST 341.24 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements, if any; general taxes for the year 2013 and subsequent years;
PROPERTY BEING CONVEYED IN "AS IS" CONDITION

Permanent Index Number(s): 12-22-100-167-0000

Property Address: 9415 WEST BYRON STREET, SCHILLER PARK, ILLINOIS 60176

REAL ESTATE TRANSFER		10/30/2013
	COOK	\$115.00
	ILLINOIS:	\$230.00
	TOTAL:	\$345.00

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Together with all the singular and 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 said 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 above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

First National Acquisitions, LLC

By [Signature]
Eli Davis
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT, Eli Davis personally known to me to be the Manager of First National Acquisitions, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of DECEMBER, 2013

[Signature]
Notary Public

My commission expires on 6/20/15



This instrument was prepared by Stephen Deely, 120 N LaSalle St #2900 Chicago, IL 60602

Mail to:
Vytenis Lietuvninkas
4536 West 63rd Street
Chicago, IL 60629

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Name and Address of Taxpayer:
Bedford Auto Group LLC
5811 West 66th Street
Bedford Park, Illinois 60638