

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)  
(Illinois)

OTST S(47377)AK

THIS AGREEMENT, made  
this 3 day of  
DECEMBER 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

**GOLDBUG RE, LLC**, AN  
ILLINOIS LIMITED

LIABILITY COMPANY of

737 N Michigan

Chicago IL 60611

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/here/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 71 IN WILLIAMS SUBDIVISION OF BLOCK 10 IN JOHNSTON AND LEE'S  
SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.**

Permanent Real Estate Number(s): **17-20-324-009-0000**

Address(es) of real estate: **1343 W CULLERTON, CHICAGO, IL 60608**

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 assessments including but not limited for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record;



Doc#: 1405210011 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/21/2014 09:28 AM Pg: 1 of 3

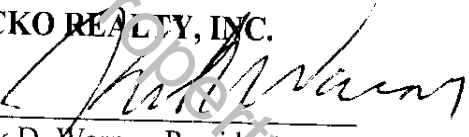
COOK COUNTY CLERK'S OFFICE


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(v) party wall rights and agreements, if any; (vi) encroachments; (vii) ; (viii) the Municipal Code of the municipality where the property is physically located ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (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 President, the day and year first above written.

**GECKO REALTY, INC.**

By:   
Kirk D. Warner, President

<b>REAL ESTATE TRANSFER</b>	01/26/2014
	<b>CHICAGO:</b> \$2,497.50
	<b>CTA:</b> \$,99.00
	<b>TOTAL:</b> \$3,496.50
17-20-324-009-0000   20140101602374   SDTGJ3	

<b>REAL ESTATE TRANSFER</b>	01/26/2014
 	<b>COOK</b> \$166.50
	<b>ILLINOIS:</b> \$333.00
	<b>TOTAL:</b> \$499.50
17-20-324-009-0000   20140101602374   LDQ4NX	

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STATE OF Maryland )  
 ) ss.  
COUNTY of Baltimore )

I, Katrina Lee Strohman a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President 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 3<sup>rd</sup> day of January, 2014.

Katrina Lee Strohman  
Notary Public

KATRINA LEE STROHMAN  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
October 2, 2017

Commission expires 10/2/17

**Prepared By:**

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

**Send subsequent tax bills to:**

Goldbug RE LLC  
737 N Michigan Ave S 1540  
Chgo, IL 60611

**MAIL TO:**

Warren Silver  
1700 W Irving Park Rd S 102  
Chicago, IL 60613

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