

2013-07232

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Limited Liability Company)



Doc#: 1406455034 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2014 11:41 AM Pg: 1 of 3

THE GRANTOR:

Beneficial Financial I Inc. 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, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

Strategem Home Builders, LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1530 N. Sedgewick Ste. 5A, Chicago, IL 60610, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PREMIER TITLE

LOT 22 IN ROY'S SUBDIVISION OF BLOCK 20 IN W.O. COLE'S SUBDIVISION OF THE NORTH 90.37 ACRES OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TO WHOLESHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD, ACCORDING TO PLAT RECORDED MAY 22, 1889, AS DOCUMENT NUMBER 1104638, IN COOK COUNTY, ILLINOIS.

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 above described, with the appurtenances, unto the party of the second part, 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, 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 incumbered 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:

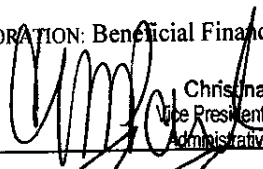
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

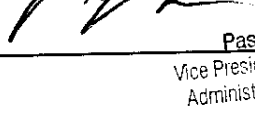
Permanent Real Estate Index Number(s): 25-05-202-021-0000;20-16-313-039-1019 ✓
Property Address: 8741 Aberdeen, Chicago, IL 60620 ✓

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 X President, and attested by its X Secretary, this 6 day of Feb, 2014.

NAME OF CORPORATION: Beneficial Financial I Inc.

IMPRESS
CORPORATE
SEAL HERE

BY: X  Christina M. Pankonin
Vice President and Asst. Secretary
Administrative Services Division
PRESIDENT

ATTEST: X  Pascual L. Castillo
Vice President and Asst. Secretary
Administrative Services Division
SECRETARY

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State of X, County of X ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X personally known to me to be the X President of Beneficial Financial I Inc. and X personally known to be to be the X Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such President and Secretary, they 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 day of 20

Commission expires X 20 X
NOTARY PUBLIC

Property Address: 8741 Aberdeen, Chicago, IL 60620

THIS INSTRUMENT WAS PREPARED BY:

Freedman Anselmo Lindberg LLC
 1771 W. Diehl Road, Suite 250
 Naperville, IL 60563

PREMIER TITLE
 1000 JORIE BLVD., SUITE 136
 OAK BROOK, IL 60523
 630-571-2111



MAIL TO:

Kimberly Freeland
 1530 W. Fullerton
 Chicago IL 60614
 OR RECORDERS OFFICE BOX NO.


SEND SUBSEQUENT TAX BILLS TO:

Strategem Home Builders, LLC
 1530 N. Sedgewick Ste. 5A
 Chicago, IL 60610

RE599B

REAL ESTATE TRANSFER		02/27/2014
	COOK	\$20.00
	ILLINOIS:	\$40.00
	TOTAL:	\$60.00

25-05-202-021-0000 | 20140201600347 | Y8V4HB

REAL ESTATE TRANSFER		02/27/2014
	CHICAGO:	\$300.00
	CTA:	\$120.00
	TOTAL:	\$420.00

25-05-202-021-0000 | 20140201600347 | PVFFF8

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On FEB 06 2014, before me, J Gray, Notary Public
(Here insert name and title of the officer)

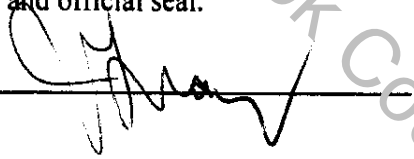
personally appeared Christina M. Pankonin

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 of Notary Public



(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document