

UNOFFICIAL COPY

Special Warranty Deed

Prepared by:

John Munson
9336 South Jeffery Ave
Chicago, IL 60617

After recording mail to:

Marc Levin
250 West 75th street
Chicago, IL 60621

PIN:

21-30-104-042-1046

Property Address:

7209 S Yates Unit 4 B
Chicago, IL 60649



Doc#: 1408719080 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/28/2014 12:47 PM Pg: 1 of 4

Special Warranty Deed

Robert L. Cole Jr, of 7915 S Perry Chicago, Single Person the Grantor, for consideration of ten dollars (\$10.00), the receipt of which is hereby acknowledged does hereby convey, transfer and specially warrant to 9117 S Commercial llc whose address is 9336 South Jeffery ave. Chicago , Illinois 60617, the Grantee all existing legal and equitable rights of Grantor and without limitation any after acquired title in and to the following described real estate forever:

Common Street Address: 7209 south Yates Unit 4B Chicago, Illinois 60649

Permanent Index Number: 21-30-104-042-1046

See attached Exhibit A Legal Description:

Said real property is situated in the County of cook, State of Illinois said described real estate and any and all improvements located thereon and herein shall be deemed and defined as the "Premises." Grantee shall HAVE AND TO HOLD the Premises in fee simple forever SUBJECT ONLY TO: [ADD SCHEDULE B EXCEPTIONS WILLING TO ACCEPT FROM TITLE HERE]

THIS IS / IS NOT HOMESTEAD PROPERTY:

Grantor hereby covenants and warrants with Grantee that Grantor is lawfully seized of the described Premises in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right, title and interest in and to the Premises unto the said Grantee against any claims and interests, and those claiming any interest by, through or under the Grantor.

Stamp attached to Recd 1408719079

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This Special Warranty Deed is executed as of this ___ day of February, 2014 by the following Grantor:

GRANTOR:

Robert L Cole

Grantor Name:

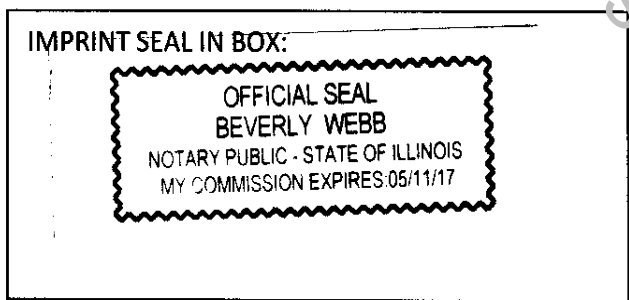
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This Instrument was acknowledged before the undersigned Notary Public, Robert L Cole did personally appear before me, he/she is known to be the person(s) who executed this instrument, acknowledged that he/she signed this Instrument as a voluntary act for the uses and purposes therein.

Witness my hand and official seal hereto affixed as of this 28 day of February, 2014.

Beverly Webb
Notary Public

My commission expires 5/11/17.



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Unit 7209 4B in the Silver Coast Citadel Condominium as delineated on a survey of the following described real estate: Lots 5 and 6 (except from each of the said Lots 5 and 6, the Easterly 33 feet taken for Phillips Avenue and except the South 2 feet of said Lot 6) in Division 4 in South Shore Subdivision of the North Fractional 1/2 of Fractional Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 of Division 1 of Westfall's Subdivision of Douglas tract, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0011197262 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office

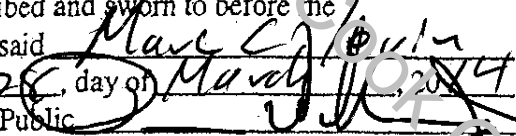
UNOFFICIAL COPY

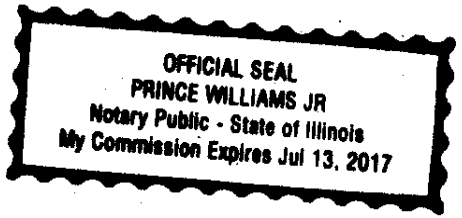
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 28, 2014


Signature: 
Grantor or Agent

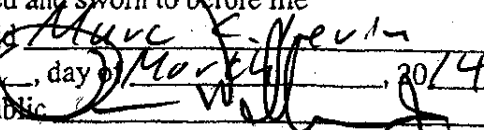
Subscribed and sworn to before me
By the said Marc C. Williams
This 28 day of March, 2014
Notary Public 

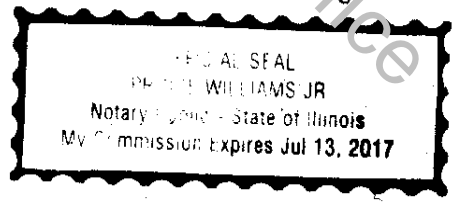


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date March 28, 2014

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Marc C. Williams
This 28 day of March, 2014
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)