

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1409015060 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2014 02:54 PM Pg: 1 of 2

**THIS INSTRUMENT**, made this 25<sup>th</sup> day of March, 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 **THE CHICAGO TRUST COMPANY, N.A. #74-3605 DTD 2/1/2005**, party of the second part;

(GRANTEE'S ADDRESS) 10437 South Laporte Avenue Oak Lawn, IL 60453

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:

THE SOUTH 52 FEET OF THE NORTH 548.5 FEET OF LOT 2 IN JAMES D. LYNCH'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; parties in possession; all building code violations; party wall rights and agreements, if any; general taxes for the year 2013 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-10-302-013-0000

Property Address: 5165 South Michigan Avenue, Chicago, Illinois 60615

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**.

# UNOFFICIAL COPY

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 *Eli Davis*  
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 13 day of Feb, 2014  
*Laura McNellis*  
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:

*G. TADROS*  
*10437 S. LAFORETE*  
*ORLANDO, IL 60453*

Name and Address of Taxpayer:

REAL ESTATE TRANSFER		03/31/2014
	CHICAGO:	\$142.50
	CTA:	\$57.00
	<b>TOTAL:</b>	<b>\$199.50</b>

20-10-302-013-0000 | 20140301602533 | NLAMSL

REAL ESTATE TRANSFER		03/31/2014
	COOK:	\$9.50
	ILLINOIS:	\$19.00
	<b>TOTAL:</b>	<b>\$28.50</b>

20-10-302-013-0000 | 20140301602533 | L6QU55