

UNOFFICIAL COPY



Doc#: 1410833157 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2014 02:28 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, First Security Real Property LLC duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors, **CONVEY(S)** and **WARRANT(S)** to Forman Real Property LLC of 680 N. Lake Shore Drive, 19th Floor, Chicago, Illinois 60611 (**GRANTEE'S ADDRESS**) of the County of Cook the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 1, IN THE 7441 W. IRVING PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 3 AND 4 IN BLOCK 3 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE NORTH EAST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THE WEST 10 FEET THEREOF AND ALSO THE RIGHT OF WAY OF CHICAGO TERMINAL RAILROAD) AND ACCORDING TO PLAT RECORDED ON OCTOBER 16, 1922 AS DOCUMENT NO. 7681262, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624310042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Permanent Index No. 12-24-202-043-1001
CKA: 7441 W. Irving Park Road, SE & SW, Chicago 60634

StC01146-22727
1 of 7

SUBJECT TO:

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor hereinafter and not other.

This property is sold in a "Where Is and As Is" condition and Grantor makes no representation or warranty as to the real property or the improvements thereto.

In Witness Whereof, said party of the first part has and has caused its name to be signed to these presents by its member this 25, day of March, 2014.

First Security Real Property LLC

By: [Signature]
Its: AUTOMATICALLY ASSENT

STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

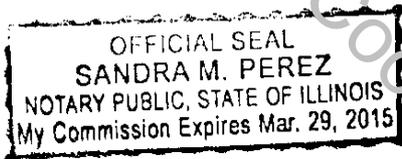
04/18/14
KAY
[Signature]

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that THOMAS SCHWELL, personally known to me to be the Authorized Agent of First Security Real Property LLC, and personally known to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such he he signed and delivered the said instrument pursuant to authority given First Security Real Property LLC as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of March, 2014.



Sandra M. Perez (Notary Public)

Prepared By: William M. Smith & Associates
 Attorney at Law
 8102 W. 119th Street Suite 150
 Palos Park, Illinois 60464

Mail To:
 Forman Real Property LLC
 680 N. Lake Shore Drive, 19th Floor
 Chicago, Illinois 60611

REAL ESTATE TRANSFER 04/08/2014



CHICAGO:	\$1,346.25
CTA:	\$538.50
TOTAL:	\$1,884.75

12-24-202-043-1001 | 20140301602290 | H4X01L

REAL ESTATE TRANSFER 04/08/2014



COOK	\$89.75
ILLINOIS:	\$179.50
TOTAL:	\$269.25

12-24-202-043-1001 | 20140301602290 | QCJHDM

Name & Address of Taxpayer:
 Forman Real Property LLC
 680 N. Lake Shore Drive, 19th Floor
 Chicago, Illinois 60611