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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1414035218 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2014 10:30 AM Pg: 1 of 3

THIS AGREEMENT, made this 30 day of April 2014, between SWEET AIR INVESTMENT, INC., a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11250 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and RAMON AVILA whose address is

* And Maria F Avila, husband and wife as tenants by the entirety

14317 S. Bensley Ave
Burnham, IL 60633,

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/her/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 13 IN BLOCK 4 IN INDUSTRIAL ADDITION SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE RIGHT OF WAY OF INDIANA HARBOR BELT RAILROAD IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 29-01-407-013-0000
Address(es) of real estate: 14317 S. Bensley Ave., Burnham, Illinois 60633

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P 1/2
SV 187 84386

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 for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights

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BOX 333-071

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and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of Burnham ; (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

SWEET AIR INVESTMENT, INC.

By: *Kirk D. Warner*
Kirk D. Warner, President

VILLAGE OF BURNHAM
2703
REAL ESTATE TRANSFER TAX
DATE 5/7/14 \$ 400.00

REAL ESTATE TRANSFER	05/11/2014
COOK	\$40.00
ILLINOIS:	\$80.00
TOTAL:	\$120.00

29-01-407-010-0000 | 20140501601391 | OMA7GF


COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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STATE OF Maryland)
) ss.
COUNTY of Baltimore

I, Katrina Lee Strohmman 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 SWEET AIR INVESTMENT, 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 30th day of April, 2014.



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: email to
Ramon Avila
14317 S. Bensley
Burnham, IL 60633

~~MAIL TO:~~