

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY



Doc#: 1414118000 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2014 08:10 AM Pg: 1 of 2

FIRST AMERICAN TITLE
ORDER # 2536833

Preparer File: 2536833
FATIC No.:

THE GRANTOR, Fairfield Investments, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Maria Vitogiannis, a married woman, of 106 W. Calendar Ct. #101 Lagrange, IL 60525 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Existing leases and tenancies; Special taxes or assessments for improvements not yet completed; Any unconfirmed special tax or assessment; Installments not due at the date hereof of any special tax or assessment for improvements heretofore; Mortgage or trust deed specified below;

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 13-35-113-035-0000

Address(es) of Real Estate: 3644 West Palmer St.
Chicago, IL 60647

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 Member, this:

1st day of MAY, 20 14

Fairfield Investments, LLC

By: 
David M. Fleishman, Member

REAL ESTATE TRANSFER	05/14/2014
CHICAGO:	\$487.50
CTA:	\$195.00
TOTAL:	\$682.50

13-35-113-035-0000 | 20131201600454 | G1MXQU

REAL ESTATE TRANSFER	05/14/2014
COOK	\$32.50
ILLINOIS:	\$65.00
TOTAL:	\$97.50

13-35-113-035-0000 | 20131201600454 | JKGER3



First American
Title Insurance Company

Special Warranty Deed - LLC

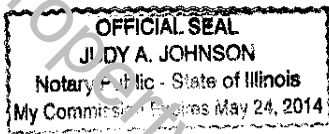
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Member of the Fairfield Investments, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of MAY, 2014.



Judy A. Johnson
Notary Public

Prepared by:
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602

Mail to:
Maria Vitogiannis
106 W. Calendar Ct. #101
Lagrange, IL 60525

Name and Address of Taxpayer:
Maria Vitogiannis
106 W. Calendar Ct. #101
Lagrange, IL 60525

Property of Cook County Clerk's Office

