

GIT 40013287
EG 212

UNOFFICIAL COPY

(S-29)



THIS INSTRUMENT PREPARED BY:

J. Ryan Potts
BROTSCHELL POTTTS LLC
230 W. Monroe Street
Suite 230
Chicago, Illinois 60606

Doc#: 1415047088 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2014 12:09 PM Pg: 1 of 3

**AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:**

Eric Miller
FARWELL, FARWELL & ASSOCIATES LTD.
2340 S. Arlington Heights Road, Suite 202
Arlington Heights, Illinois 60005

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of May 23rd, 2014, from **SBT Properties LLC – Series 4212 Wisconsin Avenue, an Illinois limited liability company**, having an address of 150 E. Butterfield Road, Elmhurst, Illinois 60126 (“Grantor”), to **Arthington Properties LLC, an Illinois limited liability company**, having an address of 1345 W. Fillmore Street, Unit 4, Chicago, Illinois 60607 (“Grantee”), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the “Real Property”).

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

The Real Property is being transferred “as is” with no representations or warranties of any sort.

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VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX

DATE MAY 22, 2014
AMOUNT PAID \$ 313.00

3

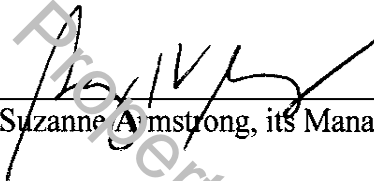
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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

SBT Properties LLC – Series 4212 Wisconsin Avenue, an Illinois limited liability company

By:

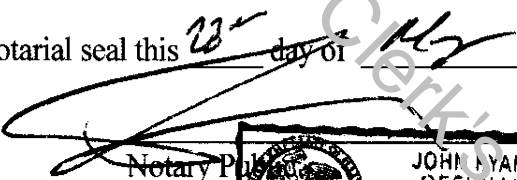
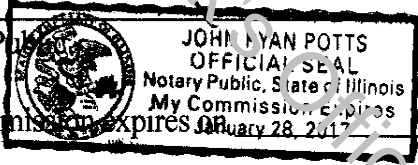

Suzanne Armstrong, its Manager



ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DAKOTA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Suzanne Armstrong, Manager of SBT Properties LLC – Series 4212 Wisconsin Avenue, an Illinois limited liability company*, appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the free and voluntary act of the company described above for the purposes set forth herein.

Given under my hand and notarial seal this 23rd day of May, 2014.

Notary Public 

My commission expires February 28, 2017

EAL ESTATE TRANSFER			05/23/2014
		COOK	\$31.25
		ILLINOIS:	\$62.50
		TOTAL:	\$93.75

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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN BLOCK 3 IN GOSS, JUDD AND SHERMAN'S FIRST ADDITION TO FOREST MANOR, A SUBDIVISION OF BLOCKS 30 AND 31 IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 13, AND PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, AND PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 19-06-119-019-0000

PROPERTY CKA: 4212 WISCONSIN AVENUE, STICKNEY, ILLINOIS 60402

Send Property Tax Bills to:

Arthington Properties LLC
1345 W. Fillmore Street, Unit 4
Chicago, Illinois 60607

Property of Cook County Clerk's Office