

UNOFFICIAL COPY



Doc#: 1419812037 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 11:44 AM Pg: 1 of 3

GIT 7-3 SPECIAL WARRANTY DEED

40001802 (.14)

THIS INSTRUMENT dated the 6th day of June, 2014, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **ETS Ventures LLC, an Illinois limited liability company**, whose current mailing address is 6118 Roosevelt Rd. E, Oak Park, IL 60304, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and Building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 6111 W. Addison Street
Chicago, IL 60634

Permanent Real Estate Index No.: 13-20-302-013-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

S ✓
P 3
S ✓
SC ✓
INT ✓

UNOFFICIAL COPY

IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 6th
day of June, 2014.

FirstMerit Bank, N.A.,

BY: *Matthew J. Smith*
Matthew J. Smith, Vice President

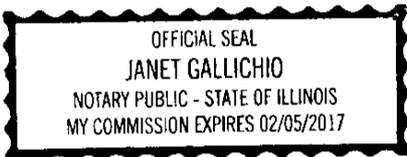
BY: *Kimberly A. Neil*
Kimberly Neil, Officer

STATE OF ILLINOIS)

COUNTY OF Cook)
SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 6TH day of June, 2014.



Janet Gallichio
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to: CHAD M. POZNANSKY
Latimer LeVay Fyock LLC
55 W. Monroe, Ste. 1100, Chicago, IL 60603

Name and address of Taxpayer:
FTS Ventures LLC
6118 Roosevelt Rd, Ste B
Oak Park, IL 60304

UNOFFICIAL COPY

EXHIBIT "A"

THE WEST 10-1/2 FEET OF LOT 318, ALL OF LOT 319, AND THE EAST 10-1/2 FEET OF LOT 320 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS TENTH ADDITION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	01-Jul-2014
---------------------------------	-------------



COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00

13-20-302-013-0000 | 20140601601723 | 0-852-967-168

REAL ESTATE TRANSFER TAX	01-Jul-2014
---------------------------------	-------------



CHICAGO:	1,125.00
CTA:	450.00
TOTAL:	1,575.00

13-20-302-013-0000 | 20140601601723 | 1-372-536-576