

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of June, 2014 between LAKESIDE CAPITAL ASSETS, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ATR Homes, LLC whose address is 1723 W. Albion, Chicago, Illinois 60626, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby



Doc#: 1421018022 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 07/29/2014 09:19 AM Pg: 1 of 2

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 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 43 (Except the South 5 Feet Thereof) and the South 5 Feet of Lot 44 in the Block 29 in Garfield, being a Subdivision of the Northwest ¼ of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, (Except the West 307 Feet of the North 631.75 Feet and the West 333 Feet of the South 1295 Feet Thereof) in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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, 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 incumbered 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: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 13-34-426-038-0000

Address of real estate: 1654 N. Keeler Avenue, Chicago, IL 60639

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, and attested by its Assistant Secretary, the day and year first above written.

FIRST AMERICAN TITLE  
 ORDER # 2551440  
 112

LAKESIDE CAPITAL ASSETS, LLC, an Illinois limited liability company,

By: Timothy E. Gray  
 Timothy E. Gray, Member

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd. 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

2

