

UNOFFICIAL COPY

PREPARED BY:

Flamm Teibloom & Stanko, Ltd.
20 N. Clark Street, #2200
Chicago, IL 60602

MAIL TAX BILL TO:

Michael Kinsey
6031 Elm Lane
Matteson, IL 60443

MAIL RECORDED DEED TO:

Michael Kinsey
6031 Elm Lane
Matteson, IL 60443



Doc#: 1421116031 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 12:25 PM Pg: 1 of 2

SPECIAL WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)

THE GRANTOR(S), SGCP PROPERTIES, LLC, SERIES C, a Delaware Limited Liability Company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Michael Kinsey, of 6031 Elm Lane, Matteson, IL 60443 party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOTS 43 AND 44 IN BLOCK 3 IN HARVEY B. HURD'S ADDITION TO WEST PULLMAN, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 4 AND 5 IN ANDREW'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH EAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

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, its heirs and assigns, that it has not 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 real estate taxes for 2013 and subsequent years and items of record:

Permanent Tax Number: 25-28-305-031-0000 *AVE*

Commonly known as: 12322 S. Normal, Chicago, IL 60628

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 7th day of July, 2014.

SGCP PROPERTIES, LLC, SERIES C

REAL ESTATE TRANSFER TAX

30-Jul-2014



CHICAGO: 138.75
CTA: 55.50
TOTAL: 194.25

25-28-305-031-0000 | 20140701609699 | 0-226-576-512

By *Matthew A. Flamm*
Matthew A. Flamm, Manager

REAL ESTATE TRANSFER TAX

30-Jul-2014



COUNTY: 9.25
ILLINOIS: 18.50
TOTAL: 27.75

25-28-305-031-0000 | 20140701609699 | 1-538-099-328

UNOFFICIAL COPY

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew A. Flamm, personally known to me to be the Manager of SGCP PROPERTIES, LLC, SERIES C, a Delaware Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Manager, 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 notarial seal, this 7th day of July, 2014

Mary Cabrera
Notary Public

My commission expires: July 31, 2017

Exempt under the provisions of paragraph _____.



Property of Cook County Clerk's Office