

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

140125000758

Doc#: 1427534065 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/02/2014 10:47 AM Pg: 1 of 2

**THIS INDENTURE**, made this 23rd day of September, between **First National Acquisitions, 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 **Patricia Shaw**, party of the second part;

(GRANTEE'S ADDRESS) 6700 S. South Shore Drive, (Unit 27A), Chicago, Illinois

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT NUMBER 27A IN QUADRANGLE CONDOMINIUM (A/K/A QUADRANGLE HOUSE CONDOMINIUM) AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO THE SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68<sup>TH</sup> STREET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 2002 AS DOCUMENT NUMBER 0021215983, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2-55, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; condominium declaration; party wall rights and agreements, if any; all building code violations, if any; general taxes for the 2014 tax year and any subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-24-406-026-1251

Property Address: 6700 S. South Shore Drive, (Unit 27A), Chicago, Illinois 60649

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

REAL ESTATE TRANSFER TAX		01-Oct-2014
	COUNTY:	11.50
	ILLINOIS:	23.00
	TOTAL:	34.50

20-24-406-026-1251 | 20140901632332 | 0-887-846-016

REAL ESTATE TRANSFER TAX		01-Oct-2014
	CHICAGO:	172.50
	CTA:	69.00
	TOTAL:	241.50

20-24-406-026-1251 | 20140901632332 | 1-283-765-376

# UNOFFICIAL COPY

Together with all the singular and 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 said 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 said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 encumbered 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 FOREVER DEFEND**.

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 Manager, the day and year first above written.

First National Acquisitions, LLC

By *Eli Davis*  
Eli Davis  
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Eli Davis personally known to me to be the Manager of First National Acquisitions, LLC., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of Sept, 2014  
*Laura McNellis*  
Notary Public

My commission expires on 4/20/15.



This instrument was prepared by Stephen Deely, 120 N LaSalle St #2900 Chicago, IL 60602

Mail to:  
*DEBRA KRAL*  
*18100 HARWOOD*  
*HOMERWOOD, IL 60430*

Name and Address of Taxpayer:  
*Patricia E. H...*

