

# UNOFFICIAL COPY

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**After Recording Return to:**

LAW OFFICES OF MICHAEL  
A. PERLSTEIN  
203 N. LaSalle St. - Suite 1900  
Chicago, IL 60601-7553

Doc#: 1434304006 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/09/2014 10:45 AM Pg: 1 of 2

**SPECIAL WARRANTY  
DEED**

(Space Above This Line for Recording Data)

GRANTOR, **2611 W AUGUSTA LOAN, LLC.**, an Illinois limited liability company, having an address of 55 East Jackson, Suite 500, Chicago, Il 60604, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **2611 AUGUSTA, LLC.**, an Illinois limited liability company, whose principal place of business is c/o Jake Elkins-Ryan, its Manager 2552 West Iowa Street, Chicago, Illinois 60622, all its right, title and interest in and to the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois to wit:

**LOT 5 AND THE EAST 6 1/2 FEET OF LOT 6 IN BLOCK 1 IN EASTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.**

Pin: 16-01-418-016-0000

*BIVA.*

Commonly known as: **2611 W. AUGUSTA, CHICAGO, IL 60622**

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises; (a) general real estate taxes not due and payable at the time of closing; and (b) building lines and easements, if any.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done or suffered to be done, anything whereby the

S Y  
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S N  
SC Y  
INT AB

REAL ESTATE TRANSFER TAX		03-Dec-2014
	CHICAGO:	7,350.00
	CTA:	2,940.00
	TOTAL:	10,290.00

16-01-418-016-0000 | 20141101643814 | 1-417-933-440

REAL ESTATE TRANSFER TAX		03-Dec-2014
	ILLINOIS:	980.00
	COUNTY:	490.00
	TOTAL:	1,470.00

16-01-418-016-0000 | 20141101643814 | 0-097-907-328

**Box 400-CTCC**

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said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

Dated this 26 day of November, 2014

**2611 W. AUGUSTA LOAN, LLC.,**  
an Illinois limited liability company

By: *Gerald Lee Nudo*  
Name: Gerald Nudo  
Its: Manager

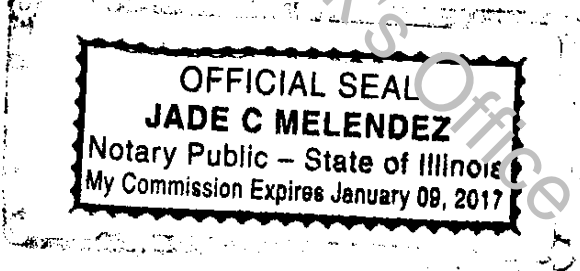
### ACKNOWLEDGMENT

County of Cook            )  
  ) SS.  
State of Illinois         )

The undersigned, a notary public in and for the above county and state, certifies that Gerald Nudo, known to me to be the same person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, appeared before me and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth herein.

Dated this 19<sup>th</sup> day of November, 2014

*Jade C Melendez* (SEAL)  
Signature of Notary Public



My commission expires 1/9/2017

Prepared by:  
  
Barnett P. Ruttenberg,  
Attorney at Law  
824 Judson Ave.  
Highland Park, IL 60035