SPECIAL WARRANTY DEED OFFICIAL COPY

THIS INDENTURE, made this 22nd day of Decemb<u>er</u>, 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 KYR, LLC whose address is 1115 s. Plymouth CT, Unit 117, Chicago, Illinois 60605, 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#: 1502616064 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 01/26/2015 04:37 PM Pg: 1 of 3

acknowledged, and prisuant to authority of the Board of Directors of said corporation, by these presents does PLMISE, 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:

Unit G73 together with its undivided percentage interest in the common elements in Chess Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 073401506T, as Amended, in the East & of the Southwest & of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, 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 or dessors, 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):

OLD PIN: 17-22-315-062-1120

NEW PIN: 17-22-315-066-1120

Address of real estate: 320 East 21st Street, Unit G73, Chicago, IL 60616

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by one of its members the day and year first above written.

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

By:

David R. Gray, Jr., Member

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd. 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

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1502616064 Page: 3 of 3

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)
SS

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath covenants and warrants to the grantee hereinafter named: KYR, LLC

That affiant has an interest in the premises described below or in the proceeds of sale or is the grantor in the deed dated <u>December 22, 2014</u> to <u>KYR</u>, <u>LLC</u>, grantee, conveying the following described premises:

Urit G73 together with its undivided percentage interest in the common elements in Chess Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0734015061, as Amended, in the Last 1/2 of the Southwest 1/4 of Section 22, Township 39 North, Range 14, Fast of the Third Principal Meridian, in Cook County, Illinois.

Since the date of Salaria A. A. affiant has not done or suffered to be done anything that could in any way adversely affect the title to premises, and no proceedings have been filed against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument in existence that could result in a judgment against affiant within five days from the date hereof.

That this instrument is made to induce the said grantee's consummation of the purchase of premises.

LAKESIDE CAPITAL ASSETS, LLC, an Illino's limited liability company

By: David R. Gray, Jr., Member

Subscribed and Sworn to

before me this 22nd day

of December, 2014.

Votary Public

"OFFICIAL SEAL"
Theresa R Noel
Notary Public, State of Illinois
My Commission Expires January 31, 2018

REAL ESTATE TRANS	SFER TAX	27-Jan-2015
	CHICAGO:	75.00
	CTA:	30.00
	TOTAL:	105.00
17 22 245 222 4422		

17-22-315-066-1120 | 20150101659434 | 1-918-242-432

REAL ES	TATE TRANSF	ER TAX	27-Jan-2015	
		COUNTY:	5.00	
		ILLINOIS:	10.00	
17 22 24		TOTAL: 0150101659434	15.00	
11-22-313	1-029-869-184			