

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1504801048 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2015 12:40 PM Pg: 1 of 2

THIS INDENTURE, made this 5th day of February, 2015 between WHEELER-FINANCIAL, INC., an Illinois corporation 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 Ryan Grattoni whose address is 4243 N. Keystone Avenue, Unit 3N, Chicago, Illinois 60641, 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

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 his 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 P-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4243 N. KEYSTONE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0719815079, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, 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, his 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, his 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): 13-15-412-032-1010

Address of real estate: 4243 N. KEYSTONE AVE., UNIT P-2, CHICAGO, IL 60641

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 # 2602974

S Y
P 2
S N
SC Y
INT X

WHEELER-FINANCIAL, INC., an Illinois corporation,

By: [Signature]
Timothy E. Gray, President

Attest: [Signature]
Ryan Fasshauer, Assistant Secretary

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

UNOFFICIAL COPY

MAIL TO: Ryan Gratton
 4243 N ^(Name) Keystone Ave Unit 3N
^(Address)
 Chicago IL 60641
 (City, State and Zip)

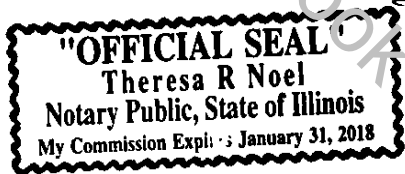
SEND SUBSEQUENT TAX BILLS TO:
Ryan Gratton
 4243 N ^(Name) Keystone Ave Unit 3N
^(Address)
 Chicago IL 60641
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-FINANCIAL, INC., an Illinois corporation, and Ryan Fasshauer, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of February, 2015.



Theresa R Noel
 Notary Public

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

REAL ESTATE TRANSFER TAX 11-Feb-2015
 CHICAGO: 45.00
 CTA: 18.00
 TOTAL: 63.00
 13-15-412-032-1010 | 20150201661568 | 0-047-181-440

MAIL TO:

REAL ESTATE TRANSFER TAX 11-Feb-2015
 COUNTY: 3.00
 ILLINOIS: 6.00
 TOTAL: 9.00
 13-15-412-032-1010 | 20150201661568 | 0-759-942-784