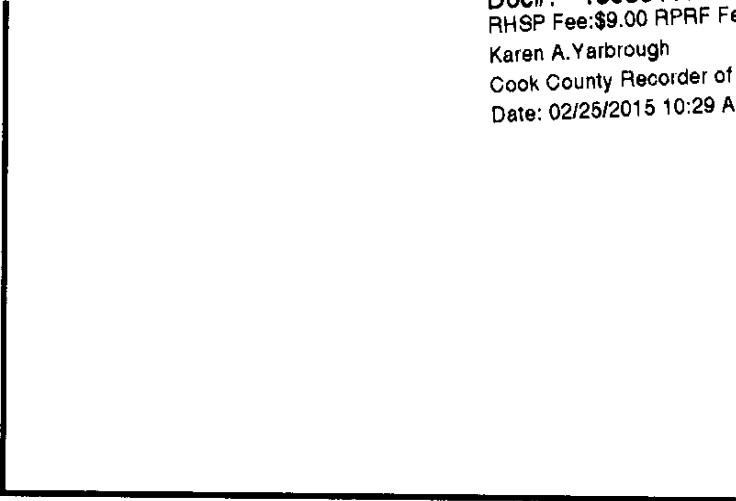




Doc#: 1505641035 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2015 10:29 AM Pg: 1 of 2

SPECIAL WARRANTY DEED



THIS INDENTURE, made this 16th day of February, 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 Housing Depot Inc., an Illinois corporation, party of the second part;

(GRANTEE'S ADDRESS) 175 North Harbor Drive, Unit 2702, Chicago, Illinois 60601

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 and 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:

LOT 1 IN WILLIAM A. MAHER'S RESUBDIVISION OF LOTS 7, 8 AND 9 IN BRUST'S SUBDIVISION OF ALL THAT PART OF BLOCK 9 LYING EAST OF WEST 165.33 FEET IN HARDING'S SUBDIVISION IN NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; all building code violations including violations disclosed by Document No. 0700535307, 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): 16-11-219-018-0000

Property Address: 532 North Homan Avenue, Chicago, Illinois 60624

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.

15000870LP (c) 1/25/15/1062/na/ah

CT+T
Box 334

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INT 1

UNOFFICIAL COPY

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: First National Holdings LLC, Its Sole Member

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 Holdings, LLC., a Delaware limited liability company, as sole member of First National Acquisitions LLC, 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 14 day of February, 2015
Laura McNellis
Notary Public

My commission expires on 6/20/15.



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

Mail to:

X Shana Jones
175 N Harbor 2702
Chic. IL 60624

REAL ESTATE TRANSFER TAX		20-Feb-2015
	COUNTY:	16.00
	ILLINOIS:	32.00
	TOTAL:	48.00
16-11-219-018-0000 20150201664214 1-833-478-272		

Name and Address of Taxpayer:

X Shana Jones
175 N Harbor Dr. 2702
Chic IL 60624

REAL ESTATE TRANSFER TAX		20-Feb-2015
	CHICAGO:	240.00
	CTA:	96.00
	TOTAL:	336.00
16-11-219-018-0000 20150201664214 0-540-966-528		