

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS CONVEYANCE made this 4th day of February 2015, between SWEET HOME CHICAGO, LLC, an Illinois Limited Liability Company, 6600 N. Lincoln Ave., Suite 418, Lincolnwood, IL, party of the first part, and TRIPLE M MAZEL, LLC, of 6600 N. Lincoln Ave., Suite 418, Lincolnwood, IL, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does CONVEY unto the party of the second part the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 38 IN BLOCK 2 ROSENBERG'S SUBDIVISION OF THE NORTH 3 ACRES OF THE EAST HALF OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 20-35-311-010-0000

COMMON ADDRESS: 8527 S. Drexel Avenue, Chicago, Illinois 60619

This deed is subject to any and all unpaid general real estate taxes and special assessments; real estate taxes and special assessments not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, any acts committed by the grantees as occupants of the property, and "as is" condition of the property.

The party of the first part does covenant, promise and agree, to and with the party of the second part, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged. The party of the first part makes no other warranties except that it is the true and lawful owner of this property with the right to convey same.



Doc#: 1508516030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 11:34 AM Pg: 1 of 3

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City of Chicago
Dept. of Finance

684607

3/25/2015 15:46

dr00198



Real Estate
Transfer
Stamp

\$0.00

Batch 9,610,805

IN WITNESS WHEREOF, said party of the first has executed this deed the day and year first above written.

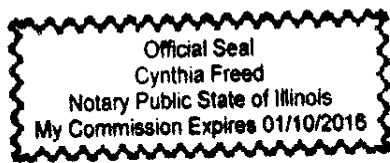
SWEET HOME CHICAGO, LLC

By:
Ari Cohen, Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ARI COHEN, Manager of Sweet Home Chicago, LLC, personally known to me to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of February, 2015.



NOTARY PUBLIC

Instrument prepared by & mail to Richard D. Glickman, 111 W. Washington St., Chicago, IL 60602

Send subsequent tax bills to:

Triple M Mazel, LLC
6600 N. Lincoln Avenue, #418
Lincolnwood, IL 60470

Executed under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. E

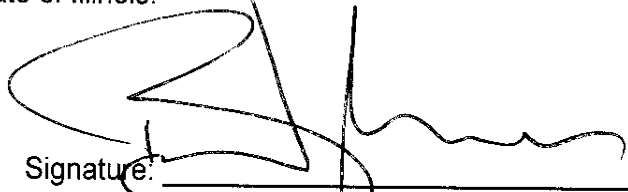
Date 3/25/15 Sign

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STATEMENT BY GRANTOR AND GRANTEE


The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 25, 2015

Signature: 

Grantor or Agent

Subscribed and sworn to before me by the said Richard D. Glickman this 25th day of March 2015.




Notary Public



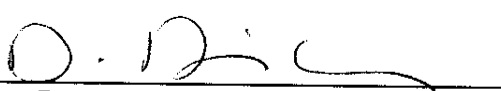
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 25, 2015

Signature: 

Grantee or Agent

Subscribed and sworn to before me by the said Richard D. Glickman this 25th day of March 2015.



Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for the second offense.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)