

CT

ST5144841 KIDFA



1508910014

SPECIAL WARRANTY DEED

Doc#: 1508910014 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/30/2015 10:00 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Julita Keeinski, Esq.
Keeinski Law Offices, LLC
401 East North Avenue, Suite T
Villa Park, Illinois 60181

MAIL TAX BILL TO:

Pawel Bialy
108 South Walnut Street
Palatine, Illinois 60067

THE GRANTOR, BASIS INVESTMENTS, LLC, a Texas limited liability company, of 1716 Briarcrest Drive, Suite 312, Bryan, Texas 77802, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents, does REMISE, ALIEN AND CONVEY unto the GRANTEE, PAWEL BIALY, of 2941 North Rutherford, Chicago, Illinois 60630, all interest it may have in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

5352 U. magnet

LOT 2 IN BLOCK 7 IN MERRILL'S GARDEN HOME, A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

c/k/a: 108 South Walnut Street, Palatine, Illinois 60067
P.I.N.: 02-22-106-012-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

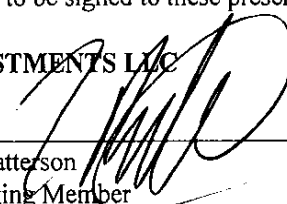
TO HAVE AND TO HOLD said premises above described with the appurtenances unto the Grantee forever.

Grantor, for itself and its successors and assigns, does hereby covenant and represent that it has not done or suffered to be done, anything whereby the said premises hereby conveyed is, or may be, in any manner encumbered or charged, except, as herein recited; and that it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY THE GRANTOR HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Officer on this 11th day of March, 2015.

BASIS INVESTMENTS LLC

by:  (Seal)
its: Tim Patterson
Managing Member

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P
S
C
M

BOX 333-CT

UNOFFICIAL COPY

ACKNOWLEDGMENT

State of California }
County of Los Angeles } SS

On March 11, 2015 before me, Mindi Word, notary public
personally appeared Tim Patterson, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.



WITNESS my hand and official seal.

Signature  (Seal)



NAME AND ADDRESS OF PREPARER:

John Mantas, Esquire
SKOUBIS & MANTAS, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		23-Mar-2015
	COUNTY:	105.25
	ILLINOIS:	210.50
	TOTAL:	315.75
02-22-106-012-0000 20150301670911 0-937-216-364		