

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1512547166 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 01:03 PM Pg: 1 of 2

5-1
GIT

40018709 - Mh
(1/1)

²⁰¹⁵
THIS INDENTURE, made this 28th day of April, 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 **Rodinia Holdings 2, LLC**, an Illinois limited liability company, party of the second part;

(GRANTEE'S ADDRESS) 640 North LaSalle Street Suite 638, Chicago, Illinois 60654

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 hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the managers of First National Holdings, LLC, the sole member 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:

LOTS 19 AND 20 IN BLOCK 17 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, 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 City of Chicago building code violations; general real estate taxes for the year 2014 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-30-418-037-0000

Property Address: 1632-¹⁶⁴² West 77th Street, Chicago, Illinois 60620

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**.

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First National Acquisitions LLC
 By: First National Holdings LLC, Its Sole Member

By *Olivia Stamatoglou*
 Olivia Stamatoglou
 CFO and Authorized Signatory

STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Olivia Stamatoglou personally known to me to be the CFO and Authorized Signatory 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 Authorized Signatory, she signed, sealed and delivered this instrument as her 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 28 day of April, 2015
Laura McNellis
 Notary Public

My commission expires on 6/20/15.





This instrument was prepared by Stephen Deely, 120 N LaSalle St #2500 Chicago, IL 60602


Mail to:

Rodinia Holdings 2, LLC
 Attn: Krusha Patel
 640 N LaSalle #638
 Chicago, IL 60654

Name and Address of Taxpayer:

Rodinia Holdings 2, LLC
 640 N LaSalle #638
 Chicago, IL 60654

REAL ESTATE TRANSFER TAX		01-May-2015
	COUNTY:	54.00
	ILLINOIS:	108.00
	TOTAL:	162.00
20-30-418-037-0000 20150401682176 1-538-372-992		

REAL ESTATE TRANSFER TAX		01-May-2015
	CHICAGO:	810.00
	CTA:	324.00
	TOTAL:	1,134.00
20-30-418-037-0000 20150401682176 1-171-109-248		