

UNOFFICIAL COPY

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126



Return to and mail tax
Statements To:
RR Capital Investments I, LLC
3411 N Tripp Ave
Chicago IL 60641

Doc#: 1513113046 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2015 02:33 PM Pg: 1 of 4

File #: OSLAW-22264

This space for recording information only

SPECIAL WARRANTY DEED

Tax Exempt under E

The property being conveyed by this deed is not homestead property.

This SPECIAL WARRANTY DEED, executed this 30 day of April, 2015, by and between RUSSELL J. WALKER, an unmarried man, and LILIA WALKER, a married woman, as joint tenants with rights of survivorship and not as tenants in common, of RR Capital Investments LLC, hereinafter called GRANTOR, grants to RR CAPITAL INVESTMENTS I, LLC, a Delaware Limited Liability Company, whose address is 3411 N Tripp Avenue, Chicago, IL 60641, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10,000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To have and to hold, the same in fee simple forever.

City of Chicago
Dept. of Finance
687261



Real Estate
Transfer
Stamp

\$0.00

5/11/2015 12:07

dr00155

Batch 9 829,437

CCRD REVIEWER BM

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And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Russell J Walker
RUSSELL J. WALKER, an unmarried man

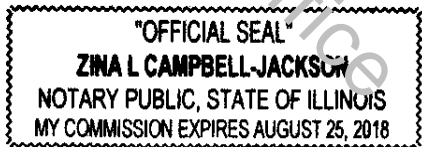
Lilia Walker
LILIA WALKER, a married woman

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was hereby acknowledged before me this 30 day of April, 2015, RUSSELL J. WALKER, an unmarried man, and LILIA WALKER, a married woman, who are personally known to me or who have produced _____, as identification, and who signed this instrument willingly, individually and in such capacity as aforesaid.

Zina L Campbell-Jackson
Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property hereby conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



This instrument represents a transaction exempt under 35 ILCS 200/31-45(Paragraph E), of the IL Real Estate Transfer Tax Act

Zina L Campbell-Jackson Signature
5/11/15 Date Signed

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EXHIBIT "A"

File #: OSLAW-22264

LOT 123 IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: # 13-27-102-012-0000

Commonly known as 3141 N Kilpatrick Avenue, Chicago, IL 60641

Property of Cook County Clerk's Office

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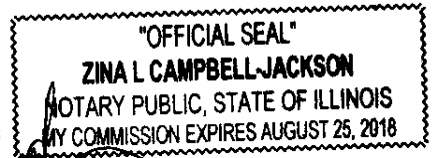
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 April 30th, 2015 Signature:
Russell Swatker

Grantor or Agent

Subscribed and sworn to before
Me by the said Russell Swatker
this 30 day of April,
2015.



NOTARY PUBLIC Zina L Campbell-Jackson

The Grantee or his agent affirms and verifies that 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date April 30th, 2015 Signature:
Lilia Walker

Grantee or Agent

Subscribed and sworn to before
Me by the said Lilia Walker
This 30 day of April,
2015.

NOTARY PUBLIC Zina L Campbell-Jackson

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

