

# UNOFFICIAL COPY

## Special Warranty Deed LIMITED LIABILITY COMPANY TO INDIVIDUAL(S)

ILLINOIS



Doc#: 1514810036 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 09:57 AM Pg: 1 of 4

C.T.I./W  
15ST00329100  
laur-ks

Above Space for Recorder's Use Only

THIS AGREEMENT between Sherpa Capital Group, LLC - Series A (8440 South Kenneth) a 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 Maria Isabel Gonzalez, a single woman, party of the second part, WITNESSETH, that of 8440 S. Kenneth Chicago IL 60640, party of the second part, in consideration of the sum of TEN and 00/100 Dollars 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 the authority of the Board of of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*.

Together with all and singular the 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 incumbered 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 DEFEND,

SUBJECT TO: General taxes for First and Second Installment of 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-34-303-014-0000

Address(es) of Real Estate:  
8440 S. Kenneth Chicago Illinois 60640 60652

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BOX 333-CTD

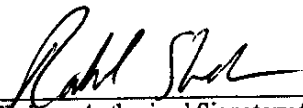
3. Y  
P. 4  
S. N  
SC. Y  
FNT. D

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The date of this deed of conveyance is 02/17/2015.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:  
Sherpa Capital Group, LLC - Series A (8440 South Kenneth)

  
\_\_\_\_\_  
Rahul Shah, as Authorized Signatory for Sherpa Capital Group, LLC-Series A (8440 South Kenneth)

(Impress Corporate Seal Here)

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rahul Shah personally known to me to be the President of Sherpa Capital Group, LLC, a Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Members of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

(Impress Seal Here)






Given under my hand and official seal 02/17/2015.

(My Commission Expires \_\_\_\_\_)

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by  Gardi & Haught, Ltd. 939 N. Plum Grove Rd., Ste. C Schaumburg, IL 60173	Send subsequent tax bills to:  Maria Isabel Gonzalez 8440 S. Kenneth Chicago, IL 60640	Recorder-mail recorded document to:  Maria Isabel Gonzalez 8440 S. Kenneth Chicago, IL 60640
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REAL ESTATE TRANSFER TAX	17-Feb-2015
	COUNTY: 110.00
	ILLINOIS: 220.00
	<b>TOTAL: 330.00</b>
19-34-303-014-0000   20150201663676   1-071-791-744	

REAL ESTATE TRANSFER TAX	17-Feb-2015
	CHICAGO: 1,650.00
	CTA: 660.00
	<b>TOTAL: 2,310.00</b>
19-34-303-014-0000   20150201663676   0-464-346-752	

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## LEGAL DESCRIPTION RIDER

For the premises commonly known as:

8440 S. Kenneth  
Chicago, Illinois ~~60640~~ 60652

Legal Description:

SEE ATTACHED LEGAL

Property of Cook County  
**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 15ST00329RM

For APN/Parcel ID(s): **19-34-303-014-0000**

Lot 13 in Block 33 in Frederick H. Bartlett's City of Chicago subdivision of Lots 2 and 3 in Assessors Division of Section 34, Township 38 north, range 13 (except that part of the East 129 feet of the west 1/2 of the southwest 1/4 of said Section 34 as lies in said Lot 3 and except the railroad) east of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office