

# UNOFFICIAL COPY

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

**Return to and mail tax  
Statements To:**  
JRDA Properties LLC  
3115 W Augusta Blvd  
Chicago, IL 60622

File #: OSLAW-23060



Doc#: 1515219082 Fee: \$66.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 06/01/2015 01:04 PM Pg: 1 of 7

This space for recording information only

## SPECIAL WARRANTY DEED

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

This SPECIAL WARRANTY DEED, executed this 15<sup>th</sup> day of May, 2015, by and between JESPAR LLC, an Illinois Limited Liability Company, of 3115 W Augusta Blvd., Chicago, IL 60622, hereinafter called GRANTOR, grants to JRDA PROPERTIES LLC, an Illinois Limited Liability Company, whose address is 3115 W Augusta Blvd., Chicago, IL 60622, 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 \$ 10.00 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 anywise appertaining.

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

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,

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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.

<sup>Transfer</sup>  
Tax Exempt under E

By: [Signature] 5/15/15  
Date

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

JESPAR LLC, an Illinois Limited Liability Company

By: [Signature]  
JONAS DA SILVA, Sole Member & Sole Manager

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was hereby acknowledged before me this 15<sup>th</sup> day of May, 2015, JONAS DA SILVA, Sole Member & Sole Manager For: JESPAR LLC, an Illinois Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_, as identification, and who signed this instrument willingly, individually and in such capacity as aforesaid.

[Signature]  
\_\_\_\_\_  
Notary Public  
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein 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.



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City of Chicago  
Dept. of Finance  
**687953**

5/21/2015 13:57  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,884,482



City of Chicago  
Dept. of Finance  
**687896**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687892**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687897**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687893**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687901**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687894**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687902**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



City of Chicago  
Dept. of Finance  
**687895**

5/21/2015 11:44  
dr00764

Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 9,882,835



Property of Cook County Clerk's Office

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## Exhibit "A"

Address : 3156 W. Fillmore 1, Chicago, Cook, IL 60612

Parcel Identification Number : 16-13-320-029-1001

Client Code : 23036

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT 1 IN 3156 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS A AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523719059 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0523719059.

\*\*\*

Address : 3560 W. Palmer GA, Chicago, Cook, IL 60647

Parcel Identification Number : 13-35-212-027-1016

Client Code : 23039

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT G-A IN WEST LOGAN SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 200 AND 201 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND LOTS 218 AND 219 IN VANCES SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0612934066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST.

\*\*\*

Address : 3817 W. Maypole St., Chicago, Cook, IL 60624

Parcel Identification Number : 16-11-308-069-0000

Client Code : 23053

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 3 EXCEPT THE EAST 17.00 FEET AND THE EAST 21 FEET OF LOT 4 (EXCEPT THOSE PARTS CONVEYED TO CITY OF CHICAGO FOR PUBLIC ALLEY BY DEED RECORDED APRIL 11, 1893 AS DOCUMENT NUMBER 1846034 AND 2319555 RESPECTIVELY), IN BLOCK 2 IN GARFIELD PARK ADDITION TO CHICAGO, A RESUBDIVISION OF BLOCKS 1, 2 AND 3, IN EVANS AND OTHERS SUBDIVISION OF BLOCKS 1, 2, 3, AND 4, IN OSBORN'S SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THAT PART LYING SOUTH OF LAKE STREET OF THE EAST 1/2 OF THE WEST 1/2 TO SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Address : 3921 S. Indiana Ave. 2S, Chicago, Cook, IL 60653

Parcel Identification Number : 20-03-103-046-1006

Client Code : 23054

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL ONE: UNIT 3921-2S AND P-1 IN THE 3917-21 S. INDIANA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11, IN BLOCK 1 IN SPRINGER'S SUBDIVISION, BEING A SUBDIVISION PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523703044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL TWO: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0523703044.

\*\*\*

Address : 5040 S. Calumet G, Chicago, Cook, IL 60615

Parcel Identification Number : 20-10-122-026-1001

Client Code : 23040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NUMBER G IN THE 5040 S. CALUMET AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 (EXCEPT THE WEST 7 FEET THEREOF) IN DRAPER AND KRAMER'S SUBDIVISION OF PART OF BLOCK 7 IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634715118; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY ILLINOIS.

\*\*\*

Address : 5219 S. Michigan 2E, Chicago, Cook, IL 60615

Parcel Identification Number : 20-10-303-032-1004

Client Code : 23041

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT NUMBER(S) 2E 5219 S. MICHIGAN AVE. CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 32 IN BLOCK 1 IN BLAIR'S SUBDIVISION OF THE 10 ACRES IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 21, 2006 AS DOCUMENT NUMBER 0617210089; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2E, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

\*\*\*

Address : 5316 S Indiana 3, Chicago, Cook, IL 60615

Parcel Identification Number : 20-10-310-064-1003

Client Code : 23042

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT NUMBER 3 IN THE 5316 S. INDIANA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 IN BLOCK 1 IN E. E. HUNDLEY'S SUBDIVISION OF 13 ACRES OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 168 OF MAPS, PAGE 79 IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 0532232046; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 18, 2005 AS DOCUMENT NUMBER 0532232046.

\*\*\*

Address : 5416 S. Michigan 3, Chicago, Cook, IL 60615  
 Parcel Identification Number : 20-10-309-078-1003  
 Client Code : 23044

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cook, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1: UNIT NUMBER 3 IN 5416 S. MICHIGAN AVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 25 FEET OF THE NORTH 26 FEET OF LOT 5 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2007 AS DOCUMENT NUMBER 0715915072; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.  
 PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, D-3 AND ST-3, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

\*\*\*

Address : 6328 S. Drexel St. 3, Chicago, Cook, IL 60637  
 Parcel Identification Number : 20-23-101-045-1003  
 Client Code : 23055

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cook, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS: 1: UNIT NUMBER 3 IN 6328 SOUTH DREXEL AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH HALF OF LOT 6 (EXCEPT THE WEST 8 FEET RESERVED FOR ALLEY) IN WOODLAWN HIGHLANDS, A SUBDIVISION OF THE WEST 10 ACRES OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536418055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0536418055.

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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 and hold title to real estate under the laws of the State of Illinois.

Dated May 15, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Tomás Da Silva  
this 15th day of May

[Signature]  
Notary Public



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 acquire and hold title to real estate in Illinois, or other 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.

Dated May 15, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Tomás Da Silva  
this \_\_\_ day of \_\_\_\_\_

[Signature]  
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 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.]