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Doc#: 1515522052 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/04/2015 10:07 AM Pg: 1 of 5

111-195495281Aark

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this <u>lst</u> day of <u>June</u>, 2015, between **PIONEER PLAZA DEVELOPMEN** (, LLC, an Illinois limited liability company ("Grantor"), and **PIONEER PLAZA LLC**, an Illinois limited liability company, having an address at 4849 North Milwaukee Avenue, Suite 302, Chicago, Illinois 60630 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, FOREVER, all the interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or in equity of, in and to the above described real estate.

HAVE AND TO HOLD the said real estate as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit B** attached hereto.

CTT-MAX gonf

CCRD REVIEWER_____

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the day and year first written above.

REAL ESTATE TRANS	03-Jun-2015	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-34-430-035-0000	20150601691947	1-959-148-928

PIONEER PLAZA DEVELOPMENT, LLC, an Illinois limited liability company

By: Demetrios L. Kozonis, Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS)	
)	ss:
COUNTY OF COOK)	

Upon this \triangle day of \triangle day of

"OFFICIAL SEAL"
LINDA NALLEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 04/14/2019

Notary Public

THIS INSTRUMENT PREPARED BY:

Loukas Kozonis, Esq. Kozonis & Associates Ltd. 4849 N Milwaukee Avenue, #300 Chicago, Illinois 60630

AFTER RECORDING PETURN TO:

Loukas Kozonis, Esq. Kozonis & Associates Ltd. 4849 N Milwaukee Avenue, #300 Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:

Pulaski Investments LLC 4849 N Milwaukee Avenue, #302 Chicago, Illinois 60630

REAL ESTATE TRANSFER TAX			03-Jun-2015
	(E)	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-34-43	0-035-0000	20150601691947	0-247-315-840

EXEMPT FROM TAXATION UNGED THE PROVISIONS OF PARAGRAPH & SECTION & OF THEILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH SECTION OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO, 200.1286

Buyer, Seller or Representative

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UNOFFICIAL COPY EXHIBIT A Legal Description

LOTS 24 THROUGH 27, INCLUSIVE, ALL IN BLOCK 25 IN GARFIELD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Street Address: 4000-08 W. North Avenue, Chicago, Illinois

Nos.

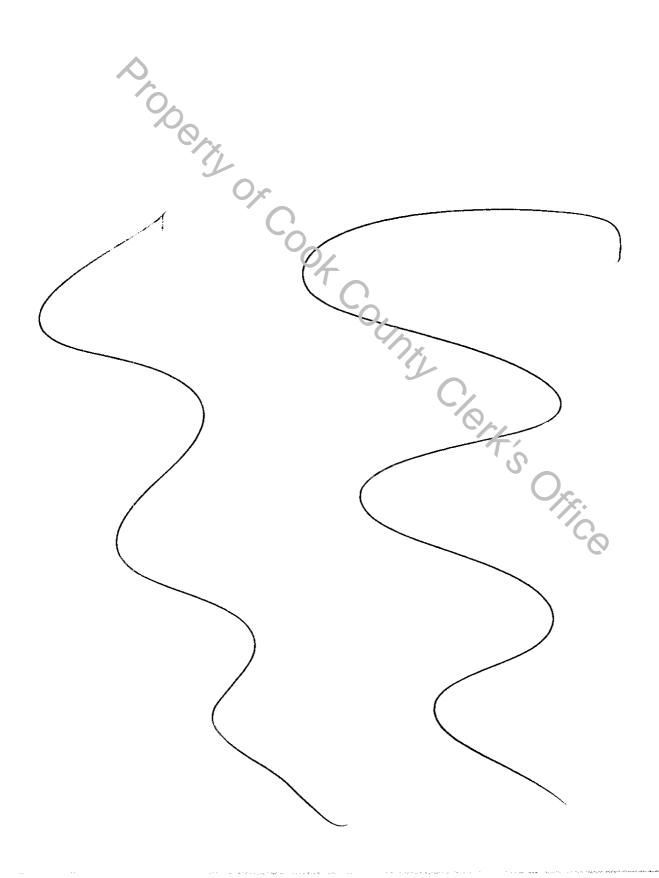
Proporty or Cook County Clerk's Office Tax Parcel Nos.: 13-34-430-034-0000 and 13-34-430-035-0000

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Permitted Encumbrances

1. Real estate taxes and assessments, both general and special, that are a lien but not yet due and payable.



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UNOFFICIAL COPY 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 _	ONE	1	2015	Signature:	the Dry
D 4104 <u>-</u>		 ,			Grantor or Agent
Subscrib	ed and swort to	o before me b	by the		6000000000000000000000000000000000000
said	, agen				"OFFICIAL SEAL" Beth LaSalle
this $\int_{-\infty}^{\infty}$	day of	M			Notary Public, State of Illinois My Commission Expires 2/28/2017
2015			4		
K	Hu Notary Public	s l			
				4	
assignm foreign partners recogniz	ent of beneficial corporation auship authorized zed as a person	al interest in thorized to to do busine and authoriz	a land tr do busine ess or acqu	ust is cather ss or accuire aire and hold	ame of the grantee shown on the deed on a natural person, an Illinois corporation of and hold title to real estate in Illinois, a title to real estate in Illinois, or other entity equire and hold title to real estate under the
laws of 1	the State of Illir	iois.			
	June			_ Signature:	Grantee or Agent
Subscrib	oed and sworn t	o beføre me	by the		0.0
said	1 all	At			

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.

"OFFICIAL SEAL"
Both LaScilia
Notary Public, State of Illinois
My Commission Expires 2/26/2017

[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.]