

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



14128441T 1 of 2

Doc#: 1518856081 Fee: \$46.00
RHSP Fee: \$9.00 RP/RP Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2015 11:11 AM Pg: 1 of 5

PRISM TITLE

1011 E. Touhy Ave. # 350
Des Plaines, IL 60018

THIS INDENTURE, made this 14th day of June, 2015 between Edward Enright as sole manager/member of Quick Draw Properties LLC, an Illinois limited liability company, pursuant to a corporate dissolution and winding down process, party of the first part, and Kenneth Brown, .

(GRANTEE'S ADDRESS)

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 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 authority of the Board of Directors of said corporation, 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, situate in the County of Cook and State of Illinois known and described as follows, to wit: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2014 and subsequent years.

Permanent Real Estate Index Number(s): 25-05-125-025-0000

Address(es) of Real Estate: 9048 S Laflin Street Chicago, IL 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 and 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 where by 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 FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its ., the day and year first above written.

Quick Draw Properties LLC

By X Edward Enright
Edward Enright
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Edward Enright personally known to me to be the Manager of the Quick Draw Properties LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

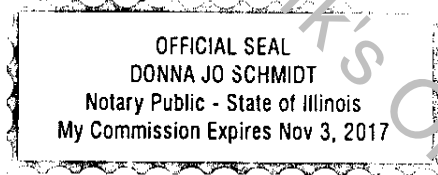
Given under my hand and official seal, this 16th day of June, 2015.

Donna Jo Schmidt (Notary Public)

Prepared By: Dean J. Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Joel S. Hymen (USA 91)
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

Name & Address of Taxpayer:
Kenneth Brown
7048 S Wablin St
Chicago IL 60620-5815



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EXHIBIT A

Commitment Number: 14128441T

LOT 11 (EXCEPT THE SOUTH 31 FEET 4 INCHES THEREOF) AND THE SOUTH 15 FEET OF LOT 10 IN BLOCK 14 IN E. L. BRAINERD'S SUBDIVISION OF TELFORD BURNHAM'S SUBDIVISION (EXCEPT BLOCKS 1 AND 8 THEREOF) OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-05-125-025-0000

Property Address: 9048 S. LAFLIN STREET, CHICAGO, IL 60620

Property of Cook County Clerk's Office

Dean J. Lurie
1 E. Wacker Drive, #2610
Chicago, IL 60601
A Policy Issuing Agent for
Fidelity National Title Insurance Company

Commitment
Exhibit A

(14128441T.PFD/14128441T/25)

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REAL ESTATE TRANSFER TAX

23-Jun-2015



CHICAGO:

1,267.50

CTA:

507.00

TOTAL:

1,774.50

25-05-125-025-0000

20150601698457

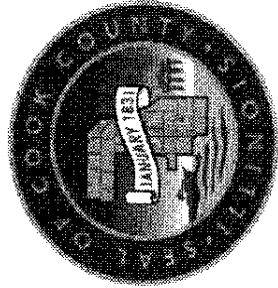
1-517-917-0566

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

23-Jun-2015



COUNTY:

84.50

ILLINOIS:

169.00

TOTAL:

253.50

25-05-125-025-0000

20150601698457

0-400-397-184

Property of Cook County Clerk's Office