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Doc#: 1522601010 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2015 09:34 AM Pg: 1 of 4

Property of Cook County Clerk's Office

(Space above for Recording Info)

Special Warranty Deed

CF-Preo -15 WSA-794207 Pro 2/2 (UC)

W0X-104 CTD

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SPECIAL WARRANTY DEED

THE GRANTOR, **3400 W. LAWRENCE LLC - LINCOLNWOOD**, a series of 3400 Lawrence LLC, an Illinois series eligible limited liability company of the City of Chicago, County of Cook, State of Illinois, For and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, George Ardelean, Jr., a
 of Lincolnwood, Ill

CT-REC-15 WSA-794807RO 2/2 (UC)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 8 AND 9 IN BLOCK 2 IN CRAWFORD DEVON SUBDIVISION FIRST ADDITION BEING A SUBDIVISION OF LOTS 25 AND 27 TO 31 INCLUSIVE IN JOHN PROESEL ESTATE PARTITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAIL ROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 3925 W. Albion Avenue, Lincolnwood, Illinois 60712
 PERMANENT TAX INDEX NUMBER:
 10-35-317-015-0000

Subject to the following permitted exceptions: [a] General real estate taxes not due and payable at the time of closing; [b] building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances which conform to the present usage of the premises; [d] public and utility easements which serve the premises; [e] public roads and highways, if any and [f] special governmental taxes and assessments.

TO HAVE AND TO HOLD the Real Estate in fee simple, together with all and singular the rights, 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 Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, 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 are, or may be, in any manner encumbered or charged, except as herein recited, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

REAL ESTATE TRANSFER TAX

03-Aug-2015



COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50

10-35-317-015-0000 | 20150701612295 | 0-460-061-568

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ardelean Flavius / Albany Bank

Mailing Address: 3925 Albion
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 3925 Albion
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-317-015-0000

Water Account Number: 101884-000

Date of Issuance: 7/30/2015

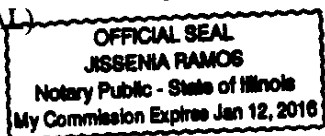
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 07/30/2015 by Jissenia Ramos

By: *Robert J. Merkel*
Robert J. Merkel
Finance Director

Jissenia Ramos
(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.