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SPECIAL WARRANTY DEED



Doc#: 1523145067 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 02:05 PM Pg: 1 of 2

THIS INDENTURE, made this 18th day of August, between **First National Acquisitions LLC**, an Illinois 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 **Raymond Farquharson**, party of the second part;

(GRANTEE'S ADDRESS) 468 NORTH TULTON AVENUE, MOUNT VERNON, NEW YORK 10552

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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 given by the managers of First National Holdings, LLC, the sole member of said company, 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, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 5014-3W IN THE ROYAL RESIDENCES ON KING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 4 IN EIGERS SUBDIVISION OF LOTS 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715215064 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; all building code violations, if any; general taxes for the year 2014 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-10-123-029-1009

Property Address: 5014 SOUTH KING DRIVE # 3W, CHICAGO, ILLINOIS 60615

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 assigns forever.

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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 whereby the said premises hereby granted are, or may be, in any manner encumbered 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.**

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 Authorized Signatory, the day and year first above written.

First National Acquisitions LLC
By: First National Holdings LLC, Its Sole Member

By *Olivia Stamatoglou*
Olivia Stamatoglou
CFO and Authorized Signatory

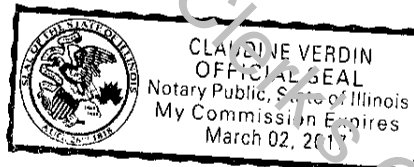
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Olivia Stamatoglou personally known to me to be an Authorized Signatory of First National Holdings, LLC., a Delaware limited liability company, as sole member of First National Acquisitions LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, she signed, sealed and delivered this instrument as her 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 notarial seal, this 18 day of August, 2015

Clavine Verdin
Notary Public

My commission expires on 03/02/17.



This instrument was prepared by Stephen Deely, 120 N LaSalle St #2900 Chicago, IL 60602

Mail to:

Raymond Farquharson
468 N. Fulton
Mount Vernon, NY 10552

REAL ESTATE TRANSFER TAX

19-Aug-2015



CHICAGO: 210.00
CTA: 84.00
TOTAL: 294.00

20-10-123-029-1009 | 20150801618279 | 2-050-365-312

Name and Address of Taxpayer:

Raymond Farquharson
468 N. Fulton
Mount Vernon, NY 10552

REAL ESTATE TRANSFER TAX

19-Aug-2015



COUNTY: 14.00
ILLINOIS: 28.00
TOTAL: 42.00

20-10-123-029-1009 | 20150801618279 | 1-352-210-304