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SPECIAL WARRANTY DEED

1523350047

July



1523350047

Doc#: 1523350047 Fee: \$46.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2015 10:18 AM Pg: 1 of 5

FRISM TITLE

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

Property of Cook County Clerk's Office

THIS INDENTURE, made this 21st of July, 2015 between STRATA INVESTMENTS LLC, a 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 David Turner, .

(GRANTEE'S ADDRESS) 5140 Hyde Park Boulevard, #12H, Chicago, IL 60615

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 Managers 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, 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 2015 and subsequent years.

Permanent Real Estate Index Number(s): 20-34-205-007-0000
Address(es) of Real Estate: 7925 S Champlain Avenue Chicago, IL 60619

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 whereby 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 name to be signed to these presents by its Manager, the day and year first above written.

STRATA INVESTMENTS LLC

By Donald J. Duszynski
Donald J. Duszynski
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 Donald J. Duszynski personally known to me to be the Manager of the STRATA INVESTMENTS LLC, and personally known to me to be the same person(s) whose name(s) is 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 15 day of July, 2015.

Ivette Mendez
(Notary Public)

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

Mail To:
Kenneth Battle, Esq.
180 N Stetson Avenue, #4425 233 S. Wacker, 70th Floor
Chicago IL 60606

Name & Address of Taxpayer:
David Turner

Notary of Cook County Clerk's Office

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First American Title Insurance Company

Commitment Number: 15050223

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 14 IN BLOCK 3 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-34-205-007-0000

Property Address: 7925 S CHAMPLAIN AVE, CHICAGO, IL 60619

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REAL ESTATE TRANSFER TAX

14-Aug-2015



CHICAGO:

1,440.00

CTA:

576.00

TOTAL:

2,016.00

20-34-205-007-0000

20150801615725

1-813-874-5600

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

14-Aug-2015



COUNTY:
ILLINOIS:
TOTAL:

96.00
192.00
288.00

20-34-205-007-0000 | 20150801615725 | 1-989-715-840

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