

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1525310032 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2015 11:24 AM Pg: 1 of 2

THIS INDENTURE, made this 16<sup>th</sup> day of June, 2015 between WHEELER-FINANCIAL, INC., an Illinois corporation 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 Forest Bridges, LLC whose address is P.O. Box 192, Oak Forest, IL 60452, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$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 of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 23-5 together with its undivided percentage interest in the common elements in Clen Arbor in Park Forest Condominium as delineated and defined in the Declaration recorded as document number 22234903, in the Northeast 1/4 of section 36, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the 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 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 DEFEND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 31-36-200-025-1153

Address of real estate: 3564 Western Avenue, Unit #23-5, Park Forest, IL 60466

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

WHEELER-FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray President

Attest: David R. Gray, Jr., Secretary

**FIRST AMERICAN**  
File # 2654926

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# UNOFFICIAL COPY

MAIL TO: Kenneth J. Donkel  
 (Name)  
7220 West 194th St.  
 (Address)  
Tinley Park IL 60487  
 (City, State and Zip)

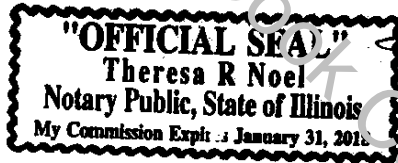
SEND SUBSEQUENT TAX BILLS TO:  
Forest Bridges LLC c/o John Thomas  
 (Name)  
14951 Sheila Ct.  
 (Address)  
Oak Forest IL 60452  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



Theresa R Noel  
 Notary Public

REAL ESTATE TRANSFER TAX 65.00/100cts

SPECIAL WARRANTY DEED  
 Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

REAL ESTATE TRANSFER TAX		26-Aug-2015
COUNTY:	ILLINOIS:	6.50
TOTAL:		13.00
		19.50

31-36-200-025-1153 | 20150801615595 | 1-423-775-616