

UNOFFICIAL COPY



Doc#: 1527322030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2015 11:13 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED
BY:

Deborah T. Haddad
O'DONNELL HADDAD LLC
14044 Petronella Drive
Suite 1
Libertyville, Illinois 60048

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 29th day of September, 2015, between **G.P. Stell Properties LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and **Benach Cantera SM LLC**, a Delaware limited liability company and **Moretti Cantera SM LLC**, a Delaware limited liability company as tenants in common (Benach Cantera SM LLC 66.667% and Moretti Cantera SM LLC 33.333%) ("Grantees"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees and to Grantees' 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:

Parcel 1:

Lots 6, 7 and 8 (except the East 15 feet thereof) in **Lehman Diversey Boulevard Addition in the Southwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Parcel 2:

Lots 12 and 13 in **Lehman Diversey Boulevard Addition in the Southwest Quarter of Section 28, Township 40 North, Range 14, 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 Grantor, 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 Grantees and Grantees' heirs and assigns forever.

First American Title Order #

1074
Mrs 25/434

3

DM

UNOFFICIAL COPY

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees and Grantees' 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

1. Real estate taxes not yet due and payable.
2. Terms, conditions and provisions of Ordinance No. 0833645026 entitled Special Service Are Number 23.

Permanent Real Estate Index Numbers: 14-28-309-001-0000; 14-28-309-002-0000; 14-28-309-004-0000; 14-28-309-005-0000

Address of real estate: 521 W. Diversey and 2757 N. Hampden, Chicago, Illinois 60614

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

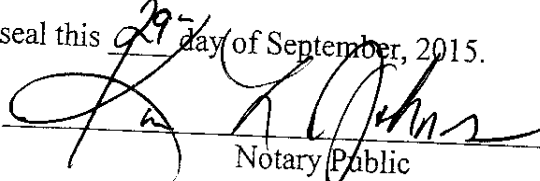
G.P. Stell Properties, LLC,
an Illinois limited liability company

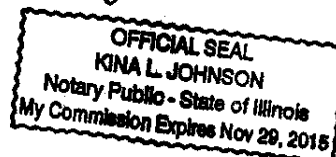

By: George Stellas
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **George Stellas, Manager of G.P. Stell Properties, LLC**, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 29th day of September, 2015.


Notary Public



UNOFFICIAL COPY

AFTER RECORDING
MAIL TO:

Deborah T. Haddad
O'Donnell Haddad LLC
14044 Petronella Dr., Suite 1
Libertyville, IL 60048

SEND SUBSEQUENT TAX BILLS TO:

Wayne Moretti
Lexington Homes
1731 North Marcey Street
Suite 200
Chicago, Illinois 60614

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago
Dept. of Finance
695154

9/30/2015 10:45
37874



Real Estate
Transfer
Stamp
\$79,275.00

Batch 10,591,927

