

UNOFFICIAL COPY



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Limited Liability Company to Individual)



1528226076D

Doc#: 1528226076 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 12:58 PM Pg: 1 of 3

THIS INDENTURE, made this 29th day of September, 2015 between 4639 W Montana LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, of the City of Vista, County of San Diego, State of California, party of the first part, and BZI, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois, party of the second part.

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 parties of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said parties 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:

Legal Description attached hereto as Exhibit A.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-27-325-006-0000
Address(es) of Real Estate: 4639 W. Montana, Chicago, IL 60639

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 parties 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 parties 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 present by its Designated Agent, the day and year first above written.

4639 W MONTANA, LLC
a Delaware limited liability company

By 
Benjamin Staker, its Designated Agent

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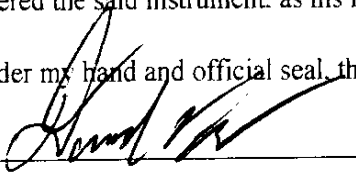
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UNOFFICIAL COPYSTATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Benjamin Staker, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Designated Agent, he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of September, 2015


(Notary Public)



Prepared By: David Fintz, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

Mail To:

NAMIT DAMMI, ESQ.
208 S. LaSALLE, STE 1750
CHICAGO, IL 60604

Name & Address of Taxpayer:

BRYAN ZINDRICK
6600 SHADY LANE
BURN RIDGE, IL 60527

REAL ESTATE TRANSFER TAX 01-Oct-2015



COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50

13-27-325-006-0000 | 20150901630678 | 0-666-525-568

REAL ESTATE TRANSFER TAX 01-Oct-2015



CHICAGO:	2,212.50
CTA:	885.00
TOTAL:	3,097.50

13-27-325-006-0000 | 20150901630678 | 1-760-214-912

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EXHIBIT A

LEGAL DESCRIPTION

LOT 24 IN BLOCK 27 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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