



SPECIAL WARRANTY DEED

(Corporation to Corporation)

Doc#: 1528741080 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 02:36 PM Pg: 1 of 2

This agreement made this 29th day of SEPTEMBER, 2015 between GLOBAL PREMIER ASSET MANAGEMENT, LLC, a limited liability company created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, party of the first, and GLOBAL PROPERTIES GROUP LLC, a limited liability company created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, 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 valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all of the following described real estate, situated in the County of COOK State of Illinois known and described as follows, to wit:

See attached legal description

Permanent Index Number(s): 21-31-200-029-0000

Property Address: 7922 S Muskegon Ave., Chicago, IL 60617

SUBJECT TO: Covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; Real estate taxes not yet due and payable at the time of closing (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning and building ordinances; utility easements; party wall rights and agreements

Together with all 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 party of the first, 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, his/her/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, His/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or maybe, in any manner encumbered or charged, except as herein recited.

IN WITNESS WHEREOF; said party of the first has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: [Signature]

GLOBAL PREMIER ASSET MANAGEMENT, LLC

STATE OF Illinois

BOX 15

SCY INT [Handwritten initials]

(SEAL)

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 401.25, CTA: 160.50, TOTAL: 561.75

Table with REAL ESTATE TRANSFER TAX, COUNTY: 26.75, ILLINOIS: 53.50, TOTAL: 80.25

1 of 2 FIDELITY NATIONAL TITLE SC15029422

# UNOFFICIAL COPY

)SS

COUNTY OF Newman

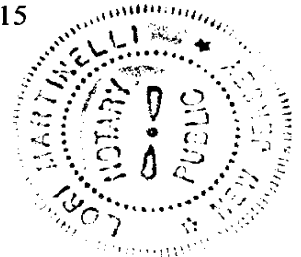
I, Lori Martinelli the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that David Menke personally known to me to be the Authorized Representative of GLOBAL PREMIER ASSET MANAGEMENT, LLC, a limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Representative, 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 Manager of the Limited Liability Company as their free and voluntary act, and as the free and voluntary act and deed of said Corporation.

Given under my hand & official seal this 29<sup>th</sup> day of SEPTEMBER, 2015

Lori Martinelli

Notary Public.

LORI MARTINELLI  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50010870  
My Commission Expires 2/28/2020



Prepared by:

Iqbal Law Offices PC  
1315 W. 22<sup>nd</sup> St  
Suite 102  
Oak Brook, IL 60523

Tax Bill & Mail to: Global Premier Asset Management, LLC  
331 Newman Springs Rd., Ste 143  
Red Bank, NY 07701

**Legal Description**

LOT 38 AND 39 IN FOWLER'S SUBDIVISION OF BLOCK 4 IN THE CIRCUIT COURT COMMISSIONERS PARTITION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Iqbal Law Offices PC  
County Clerk's Office