5436911-TPK 20F3

## **UNOFFICIAL COPY**

Prepared by:

Cambi L. Cann, Esq. Law Offices of Cambi L. Cann, P.C. 100 W. Randolph P.O. Box 64805 Chicago, Illinois 60664

After recording mail to:

Patricia Gutierrez Pascual Law, P.C. Attn: Patricia Gutierrez Pascual 5716 West Lawrence Avenue Chicago, Illinois 60630

Send future tex bills to:

Jennital A



Doc#: 1529516027 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/22/2015 11:53 AM Pg: 1 of 2

(Above space for Recorder's use only)

## SPECIAL WARRANTY DEED

THE GRANTOR, QUAD2 PROPERTIES LLC, an Illinois series limited liability company (f/k/a Chappel 7025, LLC), whose principal place of business is One University Plaza, Suite 623, Hackensack, New Jersey 07601 ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GIANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, JENNIFER HIGGS ("Gran ee"), having an address of 5900 Oxford Street, St. Louis Park, Minnesota, 55416, all of its right, title and interest in the following described Real Estate:

THE EAST 3 FEET OF LOT 31 AND ALL OF LOT 32 IN DAVIS SUBDIVISION OF LOTS 124 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MEKIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5427 W. Adams, Chicago, Illinois 6064

PIN: 16-16-107-007-0000.

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) coverants, conditions and restrictions of record; (c) building lines and easements of record; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor hereby releases and waives all rights under and by virtue of the Homestean Exemption Laws of the State of Illinois.

[signature and notary page follows]

CCRD REVIEWER

22-Oct-2015 REAL ESTATE TRANSFER TAX 98.00 COUNTY: 196.00 ILLINOIS: 294.00 TOTAL: 16-16-107-007-0000 20151001633826 1-456-549-952

REAL ESTATE TRANSFER TAX

CHICAGO: CTA:

1,470.00 588.00 2,058.00 TOTAL:

22-Oct-2015

16-16-107-007-0000 | 20151001633826 | 1-599-066-176

## **UNOFFICIAL COPY**

Grantor has executed this Special Warranty Deed as of the day
QUADA PROPERTIES LLC
an Illinois limited has life Company
By:  Name:  Title:  **Title: *
· · · · · · · · · · · · · · · · · · ·
) ss. C
a Notary Public in and for said County, in the State aforesaid, do the Manager of Thinks Limital Luft in Comp Who is personally known to the is subscribed to the foregoing instrument, appeared before me this that he signed and delivered the said instrument as his own free and devoluntary act of said limited liability company, for the uses and
I notarial seal, this 14 day of Ochos., 201;
OFFICIAL SEAL  CAMBI L CANN  Notary Public - State of Illinois  My Commission Expires March 27, 2018