

# UNOFFICIAL COPY



**PREPARED BY AND  
WHEN RECORDED RETURN TO:**

Rasha Elganzouri Gad  
Brown, Udell, Pomerantz & Delrahim, LTD.  
1332 North Halsted Street, Suite 100  
Chicago, Illinois 60642

Doc#: 1530047043 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/27/2015 11:38 AM Pg: 1 of 4

400 10747

1/5

(Above Space for Recorder's use only)

## SPECIAL WARRANTY DEED

THE GRANTOR, **2300 W NORTH AVENUE LLC**, an Illinois limited liability company, whose address is 2100 N. 15<sup>th</sup> Avenue, Melrose Park, IL 60160, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS, CONVEYS and TRANSFERS to **2345 NORTH HOLDINGS LLC**, an Illinois limited liability company, whose address is c/o Investment Property Exchange Services, Inc., National Reverse and Improvement Division, 60 E. Rio Salado parkway, Ste. 1103, Tempe, AZ 85281, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

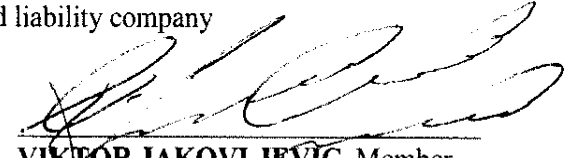
*[Signatures begin on next page]*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 29<sup>th</sup> day of September, 2015.

**GRANTOR:**

**2300 W. NORTH AVENUE LLC,**  
an Illinois limited liability company

By:   
**VIKTOR JAKOVLJEVIC, Member**

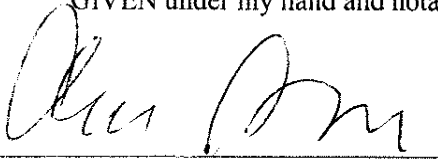
STATE OF ILLINOIS

COUNTY OF COOK

)  
) ss.  
)

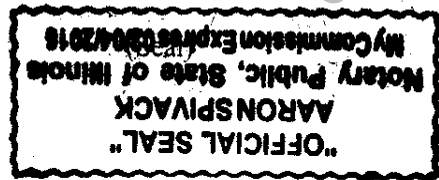
I, Aaron Spivack, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Viktor Jakovljevic, SOLE MEMBER of 2300 W. North Avenue LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal, this 29<sup>th</sup> day of September, 2015.





Notary Public

My Commission Expires: \_\_\_\_\_



REAL ESTATE TRANSFER TAX		01-Oct-2015
	CHICAGO:	9,000.00
	CTA:	3,600.00
	<b>TOTAL:</b>	<b>12,600.00</b>
17-06-100-005-0000   20150901628914   0-185-196-416		

REAL ESTATE TRANSFER TAX		01-Oct-2015
	COUNTY:	600.00
	ILLINOIS:	1,200.00
	<b>TOTAL:</b>	<b>1,800.00</b>
17-06-100-005-0000   20150901628914   2-132-459-392		

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Exhibit A

TO

SPECIAL WARRANTY DEED

**LEGAL DESCRIPTION**

The following described real property located in Cook County, State of Illinois:

LOTS 4, 5 AND 6 IN BLOCK 4 IN H.B. BOGUE'S SUBDIVISION OF BLOCKS 1, 2, 4 AND 5 OF WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2345 W. North Avenue, Chicago, Illinois 60647

P.I.N.: 17-06-100-005-0000

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**EXHIBIT B**

**TO**

**SPECIAL WARRANTY DEED**

**EXCEPTIONS TO TITLE**

(a) all real estate taxes and assessments not yet due and payable; (b) all easements, covenants, conditions, restrictions and other matters of record; (c) ~~all matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Deed;~~ (d) all existing laws and other governmental requirements.

Property of Cook County Clerk's Office