

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
LLC (ILLINOIS) to LLC (DELAWARE)



Mail To:

**GROWTH EQUITY GROUP, LLC**  
2211 N Elston Avenue, Suite 208  
Chicago, IL 60614

Doc#: 1532250035 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 02:45 PM Pg: 1 of 5

Name and Address of Taxpayer

**GROWTH EQUITY GROUP, LLC**  
2211 N Elston Avenue, Suite 208  
Chicago, IL 60614

THE GRANTOR(s) **SARNO INVESTMENT PROPERTY, LLC – 10422 MAJOR AVENUE, LLC** of 6787 W. 159<sup>th</sup> Street, Unit E1, Tinley Park, Illinois 60477 that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged does hereby CONVEY(s) and WARRANT(s) WITH SPECIAL WARRANTY, unto **GROWTH EQUITY GROUP, LLC**, (herein referred to as Grantee) whose address is 2211 N Elston Avenue, Suite 208, Chicago, IL 60614, the following described Real Estate in the County of COOK, in the State of ILLINOIS, to-wit:

Attached as Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever

Subject to covenants, conditions, and restrictions of record and real estate taxes for the year 2015 and subsequent years.


PERMANENT REAL ESTATE INDEX NUMBER: 24-17-201-070-0000 (a portion), 24-17-201-071-0000, 24-17-201-072-0000, 24-17-201-073-000, and 24-17-201-074-0000 (a portion)

REAL ESTATE ADDRESS: 10422 S MAJOR AVE, OAK LAWN, IL 60453

NOTE: THIS IS NOT HOMESTEAD PROPERTY

DATED this 10 day of September, 2015

**SARNO INVESTMENT PROPERTY, LLC – 10422 MAJOR AVENUE, LLC**  
An Illinois Limited Liability Company

By:   
Jonathan Borkowsky  
Its: Manger / Member

This instrument was prepared by: **JAMES B. WRIGHT, JR, PLLC**  
996 N. Halstead Rd, Ocean Springs, MS 39564

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that before me personally appeared **JONATHAN BORKOWSKY, Manager/Member of SARNO INVESTMENT PROPERTY, LLC – 10422 MAJOR AVENUE, LLC** to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument, including the release and waiver of the right of homestead, as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the  
12 day of November 2015.

MY COMMISSION EXPIRES:

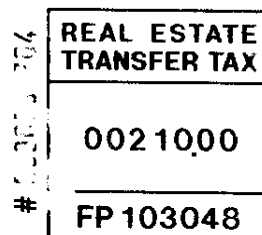
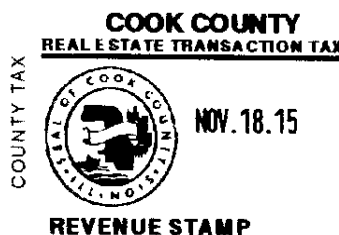
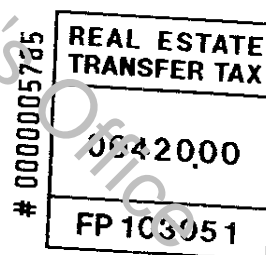
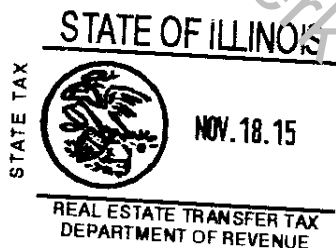
Elspeth Pappas  
 NOTARY PUBLIC



Village of Oak Lawn Real Estate Transfer Tax  
 \$1000 01261

Village of Oak Lawn Real Estate Transfer Tax  
 \$1000 01260

Village of Oak Lawn Real Estate Transfer Tax  
 \$100 01748



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## Exhibit "A"

### PARCEL 1:

THE NORTH 2 FEET OF LOT 9 AND ALL OF LOTS 10, 11 AND 12 AND LOT 13 (EXCEPT THE NORTH 16.67 FEET THEREOF) IN LAKE LOUISE APARTMENTS 5TH AVENUE BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED OCTOBER 2, 1969, AND RECORDED OCTOBER 2, 1969 AS DOCUMENT 20976037 AND AMENDED BY THE INSTRUMENT RECORDED NOVEMBER 14, 1972, AS DOCUMENT NUMBER 2418999 AND CREATED BY MORTGAGE FROM FIRST NATIONAL BANK OF EVERGREEN PARK KNOWN AS TRUST NUMBER 2871 TO LOOMIS SAVINGS AND LOAN ASSOCIATION DATED MARCH 20, 1973 AND RECORDED MARCH 30, 1973 AS DOCUMENT 22268245 AND CREATED BY WILLIAM F. FRENZO, JR. KNOWN AS TRUST NUMBER 401 TO THERESA DE VRIES DATED MARCH 20, 1973 AND RECORDED MAY 9, 1973 AS DOCUMENT 22313673 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 10, 2015

Signature: \_\_\_\_\_

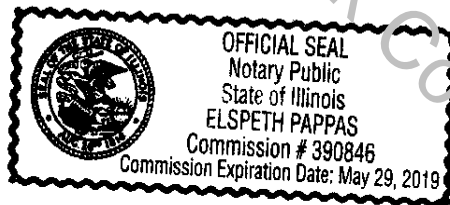
**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 12 day of NOVEMBER 2015

Notary Public Elspeth Pappas

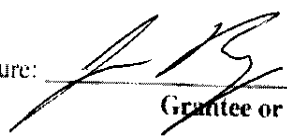


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Sept 10, 2015

Signature: 

Grantee or Agent

Subscribed and sworn to before me

By the said                     

This 12 day of NOVEMBER, 2015

Notary Public Elspeth Pappas

