

# UNOFFICIAL COPY



Doc#: 1532257098 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 01:33 PM Pg: 1 of 3

40021985th

GIT

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9<sup>th</sup> day of November, 2015, between **PROGRESSIVE PROPERTIES, LLC - BLUE ISLAND SERIES**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the United States and duly authorized to transact business in the State of Illinois, party of the first part, and **MARK D. JOHNSTON**, party of the second part. Witnesseth, that the said party of the first part, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its successors and assigns, FOREVER, by, through and under Grantor only but not otherwise, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to-wit:

THE EAST 40 FEET OF LOT 7 IN BLOCK 120 IN BLUE ISLAND (FORMERLY PORTLAND) IN SECTIONS 31 AND 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent property index no. 25-31-350-014-0000

Property address: 2118 Market Street, Blue Island, Illinois 60406

SUBJECT TO: any and all covenants, conditions, easements, restrictions and any other matters of record.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 party of the second part, its successors and assigns forever.

3

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**REAL ESTATE TRANSFER TAX**

10-Nov-2015



COUNTY:	36.50
ILLINOIS:	73.00
<b>TOTAL:</b>	<b>109.50</b>

25-31-350-014-0000 | 20151101640987 | 1-145-776-192


Property of Cook County Clerk's Office

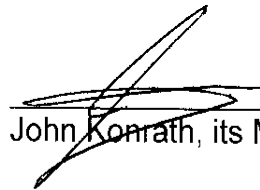
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And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and wit the said party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 name to be signed to this present by its Manager, the day and year first above written.

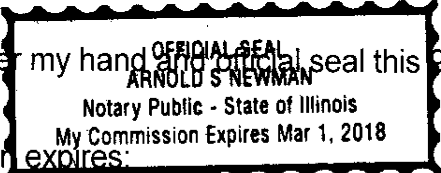
PROGRESSIVE PROPERTIES, L.L.C. – BLUE ISLAND SERIES  
an Illinois Limited Liability Company

By:   
Don Abberden, its Manager

  
John Konrath, its Manager

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that DON ABBERDEN and JOHN KONRATH, personally known to me to be the Managers of the 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 Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of November, 2015  
commission expires: 

  
NOTARY PUBLIC

This instrument was prepared by: Arnold S. Newman, Newman, Boyer & Statham, Ltd., 18400 Maple Creek Drive, Suite 500, Tinley Park, Illinois 60477

MAIL TO: Karyn R. Vanderwarren, 120 E. Ogden Avenue, Suite 124, Hinsdale, IL 60521

SEND TAX BILLS TO: Mark Johnston, 2118 Market Street, Blue Island, IL 60406