

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION



Doc#: 1532346139 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2015 03:34 PM Pg: 1 of 4

Property

THE GRANTOR, CAPITAL INCOME AND GROWTH FUND, LLC., A LIMITED LIABILITY CORPORATION, located at 4300 STEVENS CREEK BLVD, #275, in the City of SAN JOSE, in the County of SANTA CLARA, in the State of CALIFORNIA, a corporation created and existing under and by virtue of the laws of the State of CALIFORNIA and duly authorized to transact business in the state of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, by these presents does REMISE, ALIEN, CONVEY and WARRANT TO THE GRANTEE: CORNELIUS A. NEAL, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 1 IN BLOCK 3 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 19, AND THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST 1/4 OF THE SOUTHWEST 1/4 ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOT 1 LYING NORTHERLY OF THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 21.00 FEET, SAID ARC BEING TANGENT TO THE NORTH AND EASTERLY LINES OF SAID LOT, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, will WARRANT AND DEFEND.

SUBJECT TO: General taxes for the year 2014 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, provided said easements do not unreasonably interfere with the intended use of the property; drainage ditches, feeders, and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number(s): 25-19-402-008-0000

11503 S. Vincennes Ave., A/K/A

\* 11506 S. Vincennes Ave  
Chicago, IL  
60643

Address(es) of Real Estate: ~~11506 S. Vincennes Ave., Chicago, Illinois 60643~~

In Witness Whereof, said GRANTOR has caused its name to these presents by JON O. FREEMAN, PRESIDENT, And attested by its ADMINISTRATOR, MARY BRIAN, this Denise Gonzalez DG

16 day of October, 20 15

CAPITAL INCOME AND GROWTH FUND, LLC

BY JON O. FREEMAN

ATTEST

MARY BRIAN

Denise Gonzalez

Denise Gonzalez

FIDELITY NATIONAL TITLE

015018618 1082

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STATE OF CALIFORNIA, COUNTY OF SANTA CLARA -SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JON O. FREEMAN, personally known to me to be the **PRESIDENT** of CAPITAL INCOME AND GROWTH FUND, LLC and MARY BRIAN personally known to me to be the **ADMINISTRATOR** of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such JON O. FREEMAN, PRESIDENT and MARY BRIAN, ADMINISTRATOR have signed and delivered the said instrument as their free and voluntary act.

Denise Gonzalez DG

Denise Gonzalez DG

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

## See Attached

Notary Public

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

Prepared by:  
Robert Cheely  
6446 W. Cermak Road  
Berwyn, IL 60402

Mail to:  
Cornelius A. Neal  
11506 S. Vincennes  
Chicago IL 60643

Name and Address of Taxpayer:  
Cornelius A. Neal  
11506 S. Vincennes  
Chicago IL 60643

REAL ESTATE TRANSFER TAX		17-Nov-2015
CHICAGO:		1,140.00
CTA:		456.00
TOTAL:		1,596.00



25-19-402-008-0000 | 20151101642499 | 0-234-887-232

REAL ESTATE TRANSFER TAX		17-Nov-2015
COUNTY:		76.00
ILLINOIS:		152.00
TOTAL:		228.00



25-19-402-008-0000 | 20151101642499 | 1-289-066-560

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara )

On October 16, 2015 before me, Christian Hofmann, Notary Public  
(insert name and title of the officer)

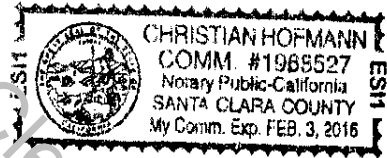
personally appeared Jon O. Freeman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~-  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Property of Santa Clara County Clerk's Office

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State of California  
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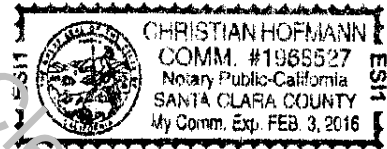
On October 16, 2015 before me, Christian Hofmann, Notary Public  
(insert name and title of the officer)

personally appeared Denise Gonzalez,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in  
his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Property of Santa Clara County Clerk's Office