



Doc#: 1532926057 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 03:18 PM Pg: 1 of 4

FIRST AMERICAN TITLE
FILE # 2685314
1/3
SPECIAL WARRANTY
DEED

THIS INDENTURE made this 5th Day of November, 2015, between Ingleside Realty, LLC, an Illinois limited liability company, with its principal place of business located at 111 W. Washington Street, Chicago, Illinois 60602, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as Grantor and Lann Logistics, LLC, an Illinois limited liability company, as Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, in these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its heirs 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 encumbered 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, WILL WARRANT AND DEFEND, subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
3. Public, private and utility easements recorded at any time prior to closing;
4. Covenants, conditions, agreements, building lines and restrictions of record;

SPS
4
SC
INT

UNOFFICIAL COPY

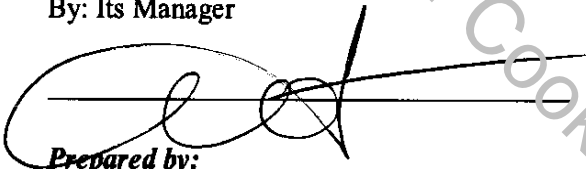
5. Applicable building and zoning laws, statutes, ordinances and restrictions;
6. Roads and highways, if any;
7. Leases and licenses affecting Common Elements and/or the common property;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee and
9. Grantee's mortgagee.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of said Grantee.

IN WITNESS WHEREOF, said Seller has caused its signature to be hereto affixed, the day and year first above written.


Ingliside Realty, LLC, an Illinois Limited Liability Company,



By: Its Manager



Prepared by:
 Jason B. Rosenthal, P.C.
 111 W. Washington Street
 Chicago, Illinois 60602

Mail To:
 Lann Logistics, LLC
 3201 S Nottingham
 Olympia Fields IL 60461

REAL ESTATE TRANSFER TAX		19-Nov-2015
	CHICAGO:	157.50
	CTA:	63.00
	TOTAL:	220.50
20-27-202-011-0000 20151101643030 1-099-774-016		

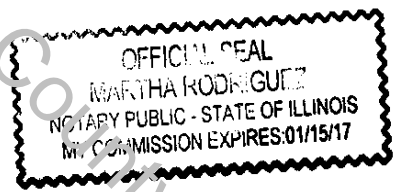
REAL ESTATE TRANSFER TAX		19-Nov-2015
	COUNTY:	10.50
	ILLINOIS:	21.00
	TOTAL:	31.50
20-27-202-011-0000 20151101643030 1-822-898-240		

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, MARITHA RODRIGUEZ, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jason B. Rosenthal, an authorized agent of, Peak Enterprises, LLC., an Illinois limited liability company, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument 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 Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of November 2015, 2015



Marittha Rodriguez

NOTARY PUBLIC

County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 34 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION TO PARK MANOR, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-27-202-011-0000 Vol. 0266 and 20-27-202-011

Property Address: 7137 S Eberhart Avenue, Chicago, Illinois 60619

COOK COUNTY
RECORDS OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office