

# 39366  
1077

# UNOFFICIAL COPY



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(Corporation to Individual)**

Doc#: 1535749390 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/23/2015 01:11 PM Pg: 1 of 4

Dec ID 20151201654162  
ST/CO Stamp 0-251-360-320 ST Tax \$63.00 CO Tax \$31.50  
City Stamp 0-922-448-960 City Tax: \$661.50

Property of Cook County Clerk's Office

**THE GRANTOR**, Capital Income and Growth Fund, LLC, by Stonecrest Investment LLC, it's manager, 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 California, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Romulo R. Alvarado, Individual,

**(GRANTEE'S ADDRESS)** 2321 North Sacramento, Chicago, Illinois 60647

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

**STEWART TITLE**  
**800 E. DIEHL ROAD**  
**SUITE 180**  
**NAPERVILLE, IL 60563**

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s): 16-03-415-014-0000  
Address(es) of Real Estate: 1019 North Keystone, Chicago, Illinois 60651

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its sole managing member, and attested by its Lizz Cortez this 21st day of December, 2015.

Capital Income and Growth Fund, LLC, by Stonecrest Investment LLC, it's manager

By \_\_\_\_\_  
Jon Freeman  
sole managing member

Attest \_\_\_\_\_  
Lizz Cortez

**REAL ESTATE TRANSFER TAX** 22-Dec-2015

		<b>COUNTY:</b>	31 50
		<b>ILLINOIS:</b>	63 00
		<b>TOTAL:</b>	94 50

16-03-415-014-0000 | 20151201654162 | 0-251-360-320

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STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jon Freeman, personally known to me to be the sole managing member of the Capital Income and Growth Fund, LLC, by Stonecrest Investment LLC, it's manager, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Jon Freeman and sole managing member they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_

See Attached

\_\_\_\_\_  
(Notary Public)

**Prepared By:** Luis C. Martinez - Attorney At Law  
4111 West 63rd Street  
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		22-Dec-2015
CHICAGO:		472.50
CTA:		189.00
<b>TOTAL:</b>		<b>661.50 *</b>

**Mail To:**  
Beatriz Betancourt - Attorney At Law  
2457 North Milwaukee Avenue  
Chicago, Illinois 60647

16-03-415-014-0000 | 20151201654162 | 0-922-448-960  
\*Total does not include any applicable penalty or interest due.

**Name & Address of Taxpayer:**

Romulo R. Alvarado  
~~1019 North Keystone~~  
Chicago, Illinois ~~60651~~

*2321 N Sacramento*  
*60647*

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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~~ California  
County of Santa Clara

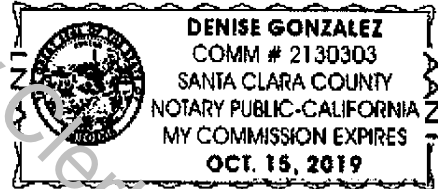
On December 17, 2015 before me, Denise Gonzalez, Notary Public  
(insert name and title of the officer)

personally appeared Jon O. Freeman, SOLE MANAGING MEMBER OF CAPITAL INVESTMENT FUND LLC 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.

\* Also sole member of Stone Investments LLC  
WITNESS my hand and official seal.

Signature Denise Gonzalez (Seal)



Notary Public's Office

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**EXHIBIT 'A'**  
**Legal Description**

LOT 17 IN BLOCK 1 IN MILLS AND SON'S RESUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 OF THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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