

UNOFFICIAL COPY

Doc#. 1535755088 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2015 12:33 PM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:

Dec ID 20151201652055
ST/CO Stamp 1-828-688-960 ST Tax \$242.50 CO Tax \$121.25

Arnstein & Lehr LLP
120 South Riverside Plaza, Suite 1200
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

Urban Investment Group, LLC, a Nevada limited liability company, with a mailing address of 47 West Division Street, #395, Chicago, Illinois 60610 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Alice Shimshon and George Shimshon, as Tenants by the Entirety, of Chicago, Illinois (collectively, the "Grantees"), and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL, and CONVEY**, unto Grantee, that certain real property located in Cook County, Illinois, as more particularly described on **Exhibit A** attached hereto, incorporated herein and made a part hereof for all purposes, together with any and all rights, privileges, tenements, entitlements, appurtenances and hereditaments belonging or appertaining thereto and any and all of the improvements located thereon (said real property, together with any and all of the related rights, privileges, tenements, entitlements, appurtenances and hereditaments belonging or appertaining thereto and any and all of the improvements located thereon being herein collectively referred to as the "**Property**"). This conveyance is made **subject** to those matters described in **Exhibit B**.

St001146-3883865
10/17

TO HAVE AND TO HOLD the Property unto Grantees, their heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** the Property unto Grantees, their heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed this 12/17, 2015.

GRANTOR:

Urban Investment Group, LLC

By:

Mariusz Solak, Manager

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

REAL ESTATE TRANSFER TAX

18-Dec-2015



COUNTY:	121.25
ILLINOIS:	242.50
TOTAL:	363.75

09-24-214-025-0000 | 20151201652055 | 1-828-688-960

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

I, Brenda J. Tribble, a Notary Public in and for the County and State aforesaid, do hereby certify that **Mariusz Solak, Manager**, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of **Mariusz Solak, Manager**, acting in his capacity as Manager on behalf of **Urban Investment Group, LLC**, a Nevada limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this December 16, 2015

Brenda J. Tribble
Notary Public



My Commission Expires:

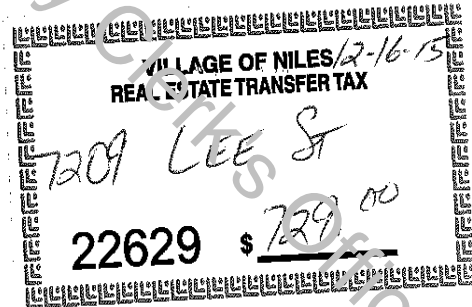
May 28, 2018

MAIL SUBSEQUENT TAX BILLS TO:

Alice Shimshon and George Shimshon
7209 West Lee Street
Niles, Illinois 60714

AFTER RECORDING, RETURN TO:

Francis William Golden
Law Office of Francis William Golden
4355 North Ravenswood Avenue
Chicago, Illinois 60601



UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 50 IN T. BREEN'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12 AND LOTS "B" AND "C" IN NILES TERRACE FIRST ADDITION, A SUBVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINIOIS.

Property Index Number: 09-24-214-025-0000.

Property Address: 7209 West Lee Street, Niles, Illinois 60714.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

1. Real Estate Taxes and assessments for the year 2015 and subsequent years.
2. Covenants, conditions and restrictions as contained in the plat of subdivision.
3. Building setback line of 25.0 feet (from the North lot line) and 10.0 feet (from the East lot line) as shown on the plat of subdivision.
4. Easement for public utilities and drainage over, upon and under the South 5.0 feet of the land as shown on the plat of subdivision.

Property of Cook County Clerk's Office