

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 1602118029 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2016 11:13 AM Pg: 1 of 2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1565261

THE GRANTOR, MacNeal Management Services, Inc., an Illinois Corporation, located at 3249 S. Oak Park Avenue, in the City of Berwyn, in the County of COOK, in the State of ILLINOIS, a corporation 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, 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: 15TH Avenue Properties, LLC, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOTS 11 AND 12 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, A SUBDIVISION OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN, 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.

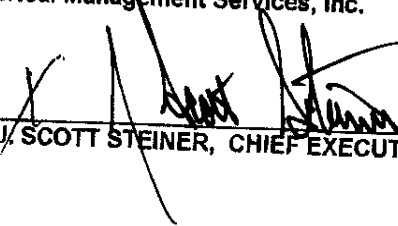
SUBJECT TO: General taxes for the year 2015 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities provided said easements do not unreasonably interfere with the intended use of the 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): 16-31-222-025-0000 AND 16-31-222-026-0000

Address(es) of Real Estate: 3322 Wesley Avenue, Berwyn, Illinois 60402

In Witness Whereof, said GRANTOR has caused its name to these presents by J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER, this 14th day of December, 2015

MacNeal Management Services, Inc.

BY 
J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER

(2)

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
 COLLECTOR'S OFFICE

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STATE OF ILLINOIS, COUNTY OF COOK -SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that J. SCOTT STEINER, personally known to me to be the CHIEF EXECUTIVE OFFICER of MACNEAL MANAGEMENT SERVICES, INC., personally known to me to be the CHIEF EXECUTIVE OFFICER of said Corporation, 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 J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER has signed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal this 14th day of December, 2015.



Marie O'Brien
Notary Public

My Commission Expires: 2-25-16

Prepared by:
Robert Cheely
8446 W. Cermak Road
Berwyn, IL 60402

Mail to:
15th Avenue Properties, LLC
2600 Wyncroft Dr.
Long Grove, IL 60047

Name and Address of Taxpayer:
15th Avenue Properties, LLC
2600 Wyncroft Dr.
Long Grove, IL 60047

REAL ESTATE TRANSFER TAX

20-Jan-2016



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

16-31-222-025-0000 | 20151201655300 | 0-526-150-720