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AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1515987 1411

Doc#: 1603350014 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2016 07:15 AM Pg: 1 of 5

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173


After Recording Return To:

Rafal Grek
1800 N. 72 nd Court
Elmwood Park, IL 60707

SPECIAL WARRANTY DEED


THIS INDENTURE made this 27th day of January, 2016, between **Primestar Fund I TRS, LLC**, hereinafter ("Grantor"), and, **Rafal Grek**, whose mailing address **1800 N. 72nd Court, Elmwood Park, IL 60707** (hereinafter, [collectively], "Grantees"), WITNESSETH, that the Grantor, for and in consideration of the sum **Two Hundred Eleven Thousand Fifty Dollars and 00/100 (\$211,050.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **4901 North Mont Clare Avenue, Chicago, IL 60656**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

REAL ESTATE TRANSFER TAX	01-Feb-2016
 CHICAGO:	1,586.25
CTA:	634.50
TOTAL:	2,220.75 *

13-07-330-015-0000 | 20160101663559 | 0-407-294-528

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	01-Feb-2016
 COUNTY:	105.75
ILLINOIS:	211.50
TOTAL:	317.25

13-07-330-015-0000 | 20160101663559 | 0-399-069-760

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This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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Exhibit A
Legal Description

LOT 16 IN BLOCK 2 IN LEE ROMANO'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-07-330-015-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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