

UNOFFICIAL COPY



Doc#: 1604222011 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2016 09:18 AM Pg: 1 of 3

021-15NW718999A007 PL 11R

Above Space for Recorder's use only

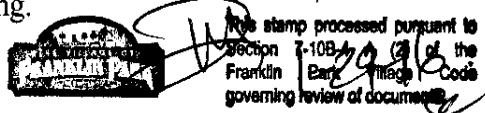
SPECIAL WARRANTY DEED

THE GRANTOR, **Forman Real Property, LLC**, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, alien and convey to **Chicago Acquisition Brokers, LLC**, an Indiana Limited Liability Company, ("Grantee"), all interest in and to the following described real estate:

See Exhibit A which is attached hereto and incorporated herein;

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

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantor, but not otherwise, subject only to the following: (a) general real estate taxes not yet due and payable; (b) matters done or suffered to be done by or through Grantee; (c) building, zoning, subdivision laws, and State and Federal regulations now of record; (d) covenants, conditions, restrictions, and declarations, now of record, without effective forfeiture provisions; (e) utility and drainage easements, now of record; (f) Lease dated May 8, 2013, between Grantor and Gary's Wheel Alignment, Inc., an Illinois corporation and Mark Salazar, an individual; and (g) any other matters to which Grantee agrees in writing.



[SIGNATURE PAGE FOLLOWS]

114

3

UNOFFICIAL COPY

(Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 28 day of January, 2016.

Forman Real Property LLC, an Illinois limited liability company

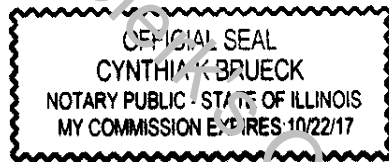
By: Catherine Zurek
Name: Catherine Zurek
Title: Authorized Officer

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Catherine Zurek personally known to me to be the Authorized Officer of Forman Real Property, LLC, an Illinois limited liability company and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of Forman Real Property, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of January, 2016.

Cynthia K Brueck
NOTARY PUBLIC



This instrument was prepared by:

Robert E. Harig
Gozdecki, Del Giudice, Americus,
Farkas & Brocato LLP
One East Wacker Drive, Suite 1700
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		10-Feb-2016
	COUNTY:	57.50
	ILLINOIS:	105.00
	TOTAL:	157.50
12-27-303-028-0000 20160201666848 1-522-266-688		

8
05
nr

AFTER RECORDING, PLEASE MAIL TO and
SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOTS 16 AND 17 IN BLOCK 1 IN THE WALTER G. MCINTOSH AND COMPANY'S RIVER PARK ADDITION BEING A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 IN THE RECORDER'S OFFICE AS DOCUMENT NO. 8944974 IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE ON AN ASSUMED BEARING NORTH 01 DEGREES 15 MINUTES 16 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 7.68 FEET, THENCE SOUTH 88 DEGREES 04 MINUTES 04 SECONDS EAST, 50.00 FEET TO THE EAST LINE OF SAID LOT 17, THENCE SOUTH 01 DEGREES 15 MINUTES 16 SECONDS WEST, ON SAID EAST LINE 8.41 FEET TO THE SOUTH LINE OF SAID LOT 17, THENCE NORTH 87 DEGREES 13 MINUTES 36 SECONDS WEST, ON THE SOUTH LINE OF SAID LOTS, 50.02 FEET TO THE POINT OF BEGINNING.

Common Address: 9200W. Grand Avenue, Franklin Park, IL 60131

PIN: 12-27-303-028-0000