

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of March, 2016 between ATLANTIC MUNICIPAL CORPORATION, an Illinois 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, party of the first part, and ESALC II, Inc. whose address is 7616 N. Marshfield Avenue, #405, Chicago, Illinois 60625, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Doc#: 1608341085 Fee: \$64.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/23/2016 03:16 PM Pg: 1 of 3

Lot 21 in McChesney's Hyde Park Homestead Subdivision of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 party of the first part, 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part their 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 incumbered 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 unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 20-22-228-037-0000

Address of real estate: 6640 S. Champlain Street, Chicago, Illinois 60637

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, the day and year first above written.

ATLANTIC MUNICIPAL CORPORATION, an Illinois corporation,

By: [Signature]
 David R. Gray, Jr., President

Attest: [Signature]
 Michael P. Phelan, Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

FIRST AMERICAN TITLE
FILE # 2720820

S N
 P 3
 S N
 SC N
 INTA

UNOFFICIAL COPY

MAIL TO: LAW OFFICE OF DAN ALIC
 (Name)
4848 N DAMEN AVE
 (Address)
CHICAGO, IL 60625
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
LAW OFFICE OF DAN ALIC
 (Name)
4848 N DAMEN AVE
 (Address)
CHICAGO IL 60625
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Gray, Jr., personally known to me to be the President of ATLANTIC MUNICIPAL CORPORATION, an Illinois corporation, and Michael P. Phelan, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, 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 16th day of March, 2016.



Theresa R. Noel
 Notary Public

REAL ESTATE TRANSFER TAX		22-Mar-2016
	CHICAGO:	168.75
	CTA:	67.50
	TOTAL:	236.25 *
20-22-228-037-0000 20160301680372 1-369-419-328		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		22-Mar-2016
	COUNTY:	11.25
	ILLINOIS:	22.50
	TOTAL:	33.75
20-22-228-037-0000 20160301680372 1-319-480-896		

Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 21 IN MC CHESNEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-22-228-037-0000 Vol. 0258

Property Address: 6640 South Champlain Avenue, Chicago, Illinois 60637

Property of Cook County Clerk's Office