

UNOFFICIAL COPY

Prepared by:

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Doc#: 1608822060 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2016 02:01 PM Pg: 1 of 2

After recording mail to:

Dondra Woods Stokes
4447 W. Lincoln Hwy Dr #40
Marengo, IL 60443

Send future tax bills to:

Alpha Reit, Inc.
4401 Cleveland St
Skokie, IL 60076

(Above space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, QUAD2 PROPERTIES LLC, an Illinois limited liability company (f/k/a Chappel 7025, LLC), whose principal place of business is One University Plaza, Suite 623, Hackensack, New Jersey 07601 ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, ALPHA REIT, INC., an Illinois corporation ("Grantee"), having its principal place of business in Chicago, Illinois 60606, all of its right, title and interest in the following described Real Estate:

LOT TEN AND THE SOUTH TWELVE FEET OF LOT NINE IN BLOCK ONE IN THE SUBDIVISION OF LOTS ONE TO FIVE INCLUSIVE AND SIXTEEN TO TWENTY, INCLUSIVE IN BLOCK SEVEN IN STAVE AND KLEMMS SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION TWENTY-FIVE, TOWNSHIP THIRTY-EIGHT NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7444 S. Paxton, Chicago, Illinois 60649.

PIN: 20-25-224-023-0000.

PRO TITLE GROUP, INC.
5140 MAIN STREET
DOWNERS GROVE, IL 60515

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[signature and notary page follows]

PRO TITLE GROUP, INC

1602028 COOK

REAL ESTATE TRANSFER TAX		28-Mar-2016
COUNTY:		27.50
ILLINOIS:		55.00
TOTAL:		82.50

20-25-224-023-0000 | 20160301684072 | 0-968-734-272

REAL ESTATE TRANSFER TAX		28-Mar-2016
CHICAGO:		412.50
CTA:		165.00
TOTAL:		577.50 *

20-25-224-023-0000 | 20160301684072 | 1-085-322-816

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



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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 23rd (N) day of March, 2016.

QUAD2 PROPERTIES LLC,
an Illinois limited liability company

By: _____
Neil Betoff, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Neil Betoff, the Manager of Quad2 Properties LLC, an Illinois limited liability company, who is 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 said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of March, 2016.



Notary Public
My Commission Expires: 3/27/2018

Property of Cook County Clerk's Office