

UNOFFICIAL COPY

PREPARED BY:

Joel L. Chupack
Heinrich & Kramer, P.C.
205 W. Randolph
Suite 1750
Chicago, IL 60606

MAIL/TAX BILLS TO:

Mark A. Thompson
7858 S. South Shore Dr.
Unit D
Chicago, IL 60649



Doc#: 1610316067 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2016 12:44 PM Pg: 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

GRANTOR, **BOGO, LLC**, an Illinois limited liability company, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS to **MARK A. THOMPSON**, whose address is 7858 S. South Shore Drive, Unit D, Chicago, IL 60649, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

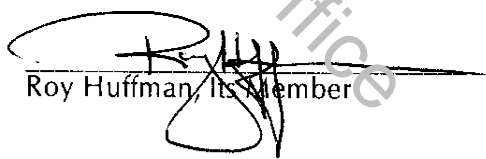
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND SUBJECT TO THOSE ITEMS LISTED ON EXHIBIT "A".

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, his heirs, legal representatives and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is, or may be in any manner encumbered or charged, except as herein recited; and that the said land, against all persons lawfully claiming, or to claim the same, by through or under him, it WILL WARRANT AND FOREVER DEFEND.

DATED this 31st day of March, 2016.

BOGO, LLC

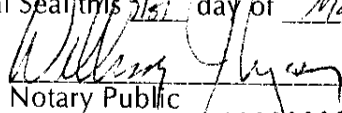
By:


Roy Huffman, Its Member

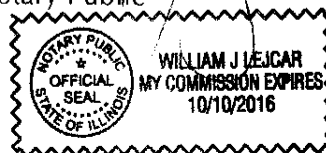
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Roy Huffman, being the Member of BOGO, LLC, an Illinois limited liability company, 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 free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31st day of March A.D. 2016


Notary Public

My Commission Expires:



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EXHIBIT "A"


LEGAL DESCRIPTION

THAT PART OF LOT 1, LYING NORTHEASTERLY OF A LINE 91 FEET 3 INCHES SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 1 AND MEASURED ON THE SOUTHEASTERLY LINE OF SAID LOT 1, EXCEPT THE NORTHEASTERLY 73 FEET 6 INCHES THEREOF, IN THE SUBDIVISION OF LOTS 119 TO 121 AND 124, INCLUSIVE, IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 21-30-417-039-0000



Commonly known as: Unit D, 7858 South Shore Drive, Chicago, IL 60649

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; rights of occupants in possession; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; regular assessments and special assessments levied or imposed by the homeowner's association; general real estate taxes for the year 2015 and subsequent years; and acts of or through Grantee.

REAL ESTATE TRANSFER TAX	12-Apr-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

21-30-417-039-0000 | 20160201671999 | 1-053-744-704

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

REAL ESTATE TRANSFER TAX	12-Apr-2016
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-30-417-039-0000 | 20160201671999 | 0-380-034-624

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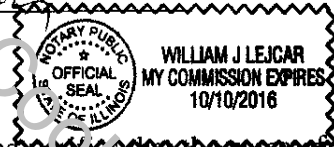
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or company or foreign corporation or company authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 31, 2016 Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 31st day of March, 2016.

Notary Public _____
My commission expires:

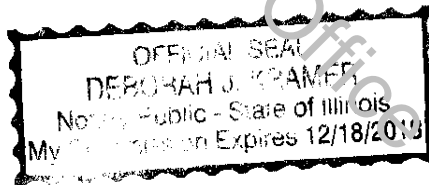


The grantee or his agent affirms and certifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or company or foreign corporation or company authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 5, 2016 Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said Agent
this 5th day of April, 2016

Notary Public _____
My commission expires:



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)