

# UNOFFICIAL COPY



Doc#: 1612519198 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2016 03:35 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

After Recording Return To:

Kirkwood Investments, LLC
14732 Campbell Ave
Harvey, IL 60426

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of April, 2016 between **ARLP REO III, LLC, a subsidiary of Altisource Residential, L.P.**, whose mailing address is **C/o, Altisource Solutions, Inc 402 Strand Street, Frederiksted, USVI 00840** hereinafter ("Grantor"), and **Kirkwood Investments, LLC, An Illinois Limited Liability company**, whose mailing address is **14732 Campbell Ave, Harvey, IL 60426** (hereinafter, [collectively], "Grantee")

WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Five Thousand Three Hundred Seventy-Nine Dollars (\$25,379.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **2853 West Flournoy Street Unit 2, Chicago, IL 60612.**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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.

*Risto*

REAL ESTATE TRANSFER TAX	04-May-2016
	CHICAGO: 191.25
	CTA: 76.50
	TOTAL: 267.75 *

REAL ESTATE TRANSFER TAX	05-May-2016
	COUNTY: 12.75
	ILLINOIS: 25.50
	TOTAL: 38.25

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on April 14, 2016:

GRANTOR:

ARLP REO III, LLC, a subsidiary of Altisource Residential,

L.P. By: [Signature]

By: Altisource Solutions, Inc, as Attorney-In-Fact

Name: Vuette S. Malilay

Title: authorized signor

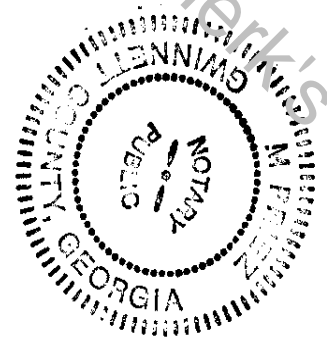
STATE OF GEORGIA )  
 ) SS  
COUNTY OF FULTON )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vuette S. Malilay, personally known to me to be the AUTHORIZED SIGNOR of Altisource Solutions, Inc, as Attorney-In-Fact for ARLP REO III, LLC, a subsidiary of Altisource Residential, L.P. and 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 as such AUTHORIZED SIGNOR [~~HE~~][~~SHE~~] signed and delivered the instrument as [~~HIS~~][~~HER~~] free and voluntary act, and as the free and voluntary act and deed of said AUTHORIZED SIGNOR, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of April, 2016

[Signature]  
Commission expires Feb. 11, 2016  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Kirkwood Investments, LLC  
14732 Campbell Ave  
Harvey, IL 60426



Clerk's Office

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**Exhibit A**  
Legal Description

Parcel 1: UNIT 2 IN 2853 W. FLOURNOY CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 2 AND 7 IN G.W. CLARK'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2008 AS DOCUMENT NUMBER 0815145154, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT (LCE), AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 20, 2008 AS DOCUMENT NUMBER 0815145154.

Permanent Real Estate Index Number: 16-13-307-052-1003

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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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