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SPECIAL WARRANTY DEED



16126491560

Doc#: 1612649156 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 02:13 PM Pg: 1 of 4

Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60005

6715937 1/3

THE GRANTOR, DEN FUND III LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to MICHAEL SKREKO, a Single man ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with Grantee, its successors 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS" "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Numbers: 16-28-129-027-0000 and 16-28-128-028-0000

Address of Real Estate: 5424 W. 26th Street, Cicero, IL 60804 ("Real Estate")

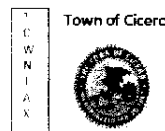
REAL ESTATE TRANSFER TAX

03-May-2016



COUNTY:	246.25
ILLINOIS:	492.50
TOTAL:	738.75

16-28-129-027-0000 | 20160401696294 | 1-089-964-352



Address: 5424 W 26TH ST	Real Estate Transfer Tax
Date: 04/28/2016	\$4,925.00
Stamp #: 2016-2264	Payment Type: Credit
By: awolf	Compliance #: 2016-1LDK2LSZ

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Dated this 2nd day of May, 2016.

DIN FUND III LLC,
an Illinois limited liability company

By: DIN FUND III MANAGER LLC,
an Illinois limited liability company,
its Manager

By: [Signature]
Matt Janko, one of its Managers

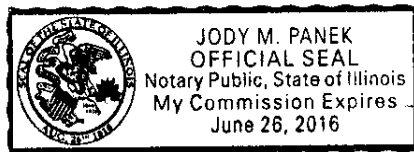
State of Illinois)

) SS

County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MATT JANKO, one of the Managers of DIN FUND III MANAGER LLC, an Illinois limited liability company, Manager of DIN FUND III 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, sealed and delivered the said instrument as his 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 the 2nd day of May, 2016.



[Signature]
Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC
150 N. Michigan Ave., Suite 2700,
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Louis Scannicchio, Esq.
Pellegrini & Cristiano
6817 W. North Avenue
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Michael Skreko
2541 Camberley Circle
Westchester, IL 60154

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Exhibit A Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Leases and tenancies;
7. Covenants and restrictions of record as to use and occupancy;
8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Real Estate;
9. Acts done by or suffered through Grantee; and
10. Encroachment of the fence located mainly on the land onto the property lying west and adjoining by approximately 0.26 feet, as shown on survey.

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LEGAL DESCRIPTION

LOTS 67 AND 68 IN BLOCK 13 IN MORTON PARK LAND ASSOCIATION, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF THE REAL ESTATE:

5424 W. 26th Street, Cicero, IL 60804

PERMANENT IDENTIFICATION NUMBERS:

16-28-129-027-0000 and 16-28-128-028-0000

Property of Cook County Clerk's Office