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Doc#: 1614047144 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2016 02:42 PM Pg: 1 of 3

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(511)
GIT

Commitment Number: 3406274

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
JCA Fund 11, LLC Series 2821
626 West Randolph Street, Suite 1
Chicago, IL 60661

Mail Tax Statements To:
JCA Fund 11, LLC Series 2821; 626 West Randolph Street, Suite 1, Chicago, IL 60661

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-30-134-029-0000**

SPECIAL WARRANTY DEED

FIFTH THIRD MORTGAGE COMPANY whose mailing address is **5001 Kingsley Drive, Cincinnati, OH 45227**, hereinafter grantor, for **\$191,000.00 (One Hundred Ninety One Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **JCA Fund 11, LLC Series 2821**, hereinafter grantee, whose tax mailing address is **626 West Randolph Street, Suite 1, Chicago, IL 60661**, the following real property:

THE SOUTH 38 FEET OF THE NORTH 76 FEET OF LOT 102 IN MONT CLARE GARDENS SUBDIVISION OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 2821 North Newland Avenue, Chicago, IL 60634

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Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1603219061**

REAL ESTATE TRANSFER TAX 05-May-2016

COUNTY:	95.75
ILLINOIS:	191.50
TOTAL:	287.25

13-30-134-029-0000 | 20160501600668 | 0-119-490-880

REAL ESTATE TRANSFER TAX 05-May-2016

CHICAGO:	1,436.25
CTA:	574.50
TOTAL:	2,010.75 *

13-30-134-029-0000 | 20160501600668 | 0-982-993-216

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

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Commitment Number#3406274

Executed by the undersigned on April 7, 2016 :

FIFTH THIRD MORTGAGE COMPANY

By: [Signature]

Name: Brad Griffith
Vice President

Its: _____

[Signature]
Witness: _____

Moses Moore
Officer



STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on April 7, 2016, by Brad Griffith its Vice President on behalf of **FIFTH THIRD MORTGAGE COMPANY**, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017