UNOFFICIAL COPY

GIT 40023830 2/2

THIS DEED WAS PREPARED BY:

J. Ryan Potts Brotschul Potts LLC 30 N. LaSalle Street, Suite 1402 Chicago, Illinois 60602 Doc#. 1614447035 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/23/2016 09:48 AM Pg: 1 of 3

Dec ID 20160301680410 ST/CO Stamp 0-425-251-136 ST Tax \$50.00 CO Tax \$25.00 City Stamp 1-745-178-944 City Tax: \$525.00

AFTER RECORDING THIS INSTRUMENT

SHOULD BE RETURNED TO:

Kafati, Wanda Associates P.C.

10607 S. Haden Ave.

Worth, 10 60482

SPECIAL WARRANTY DEED

THIS INDENTUKE, made as of March 15, 2016, from PAB REAL ESTATE HOLDINGS LLC, an Illinois limited liability company, having an address of 1440 West North Avenue, Melrose Park, Idinois 60160 ("Grantor"), to OLD SOUTHSIDE PROPERTIES, LLC, an Illinois limited liability company, having an address of 2 Shelburg Dove Oak Brook, 2 60123 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached herete and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

The Real Property is being transferred "as is" with no representations or warranties of any sort.

1614447035 Page: 2 of 3

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

PAB REAL ESTATE HOLDINGS LLC, an Illinois limited liability company

By: VAN AMERICAN BANK, its sole member

By: VAN AMERICAN BANK, its sole member

Nicholas V. Dizonno, Executive Vice President

ACKNOWLEDGEMENT

STATE OF ILLINOIS) (SS COUNTY OF LOOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Nicholas V. Dizonno, Executive Vice President of Pan American Bank, the sole member of PAB REAL ESTATE HOLDINGS LLC, an Illinois limited liability company, appeared before me in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this / day of March, 20.

REAL ESTATE TRA	28-Apr-2016	
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00 *

20-30-420-024-0000 20160301680410 1-745-178-944

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

otary Public

My commission expires in

OFFICE & SEAL
SHELDON BERNSTEIN
Notary Public - State of Illinois
My Commission Expires Jul 18, 2018

REAL ESTATE TRANSFER TAX		28-Apr-2016	
		COUNTY:	25.00
		ILLINOIS:	50.00
	V.	TOTAL:	75.00
20-30-42	0-024-0000	20160301680410	0-425-251-136

1614447035 Page: 3 of 3

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN BLOCK 26 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 7710 S. WINCHESTER AVENUE, CHICAGO, ILLINOIS 60620

PINS: 20-30-420-024-0000

All future tax bills shall be sent to:

Old Southside Proper mes LLC Coot County Clart's Office

2 Sheihume Drive

Dak Brook, IZ 60523