

UNOFFICIAL COPY

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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:**

Kabati, Whoda Associates P.P.
10607 S. Harlem Ave.
Suite 0
Worth, IL 60482

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of March 15th, 2016, from **PAB REAL ESTATE HOLDINGS LLC**, an Illinois limited liability company, having an address of 1440 West North Avenue, Melrose Park, Illinois 60160 ("Grantor"), to **OLD SOUTHSIDE PROPERTIES, LLC**, an Illinois limited liability company, having an address of 2 Shelburne Drive, Oak Brook, IL 60523 ("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 hereto 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.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN BLOCK 26 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST ¼ 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 Properties LLC
2 Shelburne Drive
Oak Brook, IL 60523

Property of Cook County Clerk's Office