



16174410140

Special Warranty Deed CORPORATION TO INDIVIDUAL(S)

Doc#: 1617441014 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 06/22/2016 08:49 AM Pg: 1 of 3

ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between Phoenix Nehemiah Partners 1 LLC a corporation created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the State of Illinois, party of the first part, and (Name and Address of Grantee-s) Maria Velez as of 1429 S 51st Ave Cicero Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Members of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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 incumbered or charged, except as herein recited; and that he said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-21-218-013-0000

Address(es) of Real Estate: 1429 S 51st Ave Cicero Illinois 60804-1345

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PROPERTY NATIONAL TITLE CH16015591 1042

Town of Cicero Address: 1429 S 51ST AVE Date: 06/07/2016 Stamp #: 2016-2418 By: mdelacruz Real Estate Transfer Tax \$1,190.00 Payment Type: Cash Compliance #: 2016-3NDIGMY2

REAL ESTATE TRANSFER TAX 10-Jun-2016 COUNTY: 59.50 ILLINOIS: 119.00 TOTAL: 178.50

16-21-218-013-0000 | 20160501609895 | 1-219-937-600

SV 13 SC INT


BOX 15

UNOFFICIAL COPY

The date of this deed of conveyance is 05/31 /2016.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Manager and attested by its Secretary, on the date stated herein.

Name of Corporation:
Phoenix Nehemiah Partners 1 LLC


By: *Manager*

(Impress Corporate Seal Here)

Attest: *Secretary*

State of Illinois
County of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the Manager of a Corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here)



Given under my hand and official seal 05/31 /2016.

(My Commission Expires 9/22/18)


Notary Public

This instrument was prepared by Shaw Legal Services 540 W Briar Pl Suite B Chicago, IL 60657	Send subsequent tax bills to: Maria Velez 1429 S 51st Ave Cicero, Illinois 60804	Recorder-mail recorded document to: Maria Velez 1429 S 51st Ave Cicero, Illinois 60804
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UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as:

1429 S 51st Ave
Cicero , Illinois 60804-1345

Legal Description:

LOT 34 IN BLOCK 34 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office