

UNOFFICIAL COPY

Special Warranty Deed (ILLINOIS)



Doc#: 1618813041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/06/2016 01:11 PM Pg: 1 of 3

nly

THIS AGREEMENT made this 23 day of May, 2016, between CR Properties 2015, LLC, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of New York, a party of the first part, and Anchor Development, Inc., an Illinois Corporation, of 1147 Brook Forest Ave., Suite 123, Shorewood, Illinois 60404, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager/Member of CR Properties 2015, LLC of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its 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 EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereto 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 above described, with the appurtenances, unto the party of the second part, its 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, its 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 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 all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

Permanent Index Numbers (PIN): 31-35-208-036-0000

UNOFFICIAL COPY

Commonly known as: 327 Miami, Park Forest, Illinois 60466

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager/Member, this 23 day of May, 2016.

CR Properties 2015, LLC

By: [Signature]
Victor Naar, Manager

5/23/16
Date

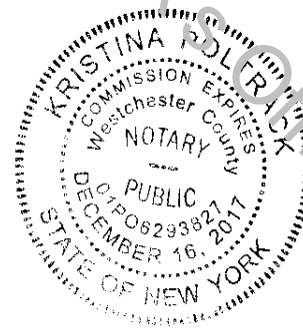
State of NY, County of Westchester, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Victor Naar, Manager of CR Properties 2015, LLC, personally known to me to
be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that he signed, sealed
and delivered the said instrument as his free and voluntary act, for the uses and
purposes therein set forth, including the release and waiver of the right of
homestead.

Given under my hand and official seal, this 23 day of May, 2016.

Commission expires _____,

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Enrique Lipezker
221 North LaSalle Street
Suite 2040
Chicago, Illinois 60601



MAIL TO & SEND SUBSEQUENT TAX BILLS TO:

Anchor Development, Inc.
1147 Brook Forest Ave.
No. 123
Shorewood, IL 60404

REAL ESTATE TRANSFER TAX

06-Jul-2016



COUNTY: 8.25
ILLINOIS: 16.50
TOTAL: 24.75

31-35-208-036-0000

| 20160701628108 | 0-450-016-576

UNOFFICIAL COPY

EXHIBIT "A"

LOT 12 IN BLOCK 90 OF VILLAGE OF PARK FOREST AREA NO. 4 A
SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST
1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 25, 1951 AS DOCUMENT 15107640, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office