

UNOFFICIAL COPY

THIS INSTRUMENT

PREPARED BY:

Elisha M. Prero

PreroLaw, P.C.

8424 Skokie Blvd., Suite 200

Skokie, Illinois 60077

1657575475248k

AFTER RECORDING

RETURN TO:

Gregory A. Braun

4301 N. Damon Ave.

Chicago, IL 60618

Doc#. 1619355133 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/11/2016 09:30 AM Pg: 1 of 3

Dec ID 20160701627536

ST/CO Stamp 0-177-155-392 ST Tax \$989.50 CO Tax \$494.75

City Stamp 0-333-131-072 City Tax: \$10,389.75

MAIL TAX BILLS TO:

Lawrence One, LLC

1950 W. Montrose Ave.

Chicago, IL 60613

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated this 6 day of June, 2016, is given by **3554 Lawrence LLC**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois and having an office located at 4503 N. Milwaukee Ave., 2nd Floor, Chicago, IL 60630 ("Grantor") to **Lawrence One, LLC**, an Illinois limited liability company, having an office at 1950 W. Montrose Ave., Chicago, IL 60613 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

3554 LAWRENCE LLC

an Illinois limited liability company

By: Eliyahu Morgenstern

Name: Eliyahu Morgenstern

Its: Authorized Agent

STATE OF ILLINOIS

UNOFFICIAL COPY

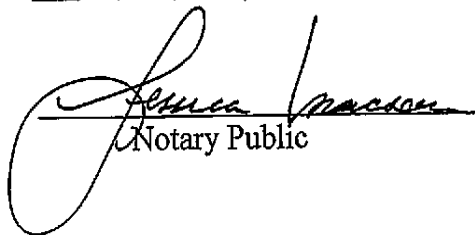
) SS

COUNTY OF COOK

)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Eliyahu Morgenstern, personally known to me, as an Authorized Agent of 3554 LAWRENCE, LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of July, 2016.


Notary Public

My Commission Expires:

5 NOVEMBER 2017



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A"
Legal Description

BLOCK "B" OF SOPHIE RACH'S SUBDIVISION IN BLOCK 25 (EXCEPT THE EAST 5 ACRES) OF JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-11-424-020-0000

Commonly Known As: 3554 W. Lawrence^{Ave}, Chicago, Illinois 60625

Property of Cook County Clerk's Office