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THIS INSTRUMENT PREPARED BY:

Anthony V. Casaccio, Esq.
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison St., Ste. 5300
Chicago, Illinois 60602



Doc#: 1619355372 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2016 02:34 PM Pg: 1 of 5

Returns:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
3074 File - 30246

The above space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 31st day of May, 2016, between **Schiffman Young Properties LLC - II**, an Illinois limited liability company ("Grantor"), having an address of 106 3rd St. Suite #3 Bloomingdale, IL, 60108, and **Latasha Nicole Yates**, ^{a SIKAKE woman} a resident of the state of Illinois, ("Grantee"), having an address of 34 W 728 Seminary Rd, St. Charles, IL, 60174.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS, REMISES, RELEASES, ALIENS AND CONVEYS** unto the Grantee, and to its successors and assigns, **FOREVER**, all the property, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Property Address: 1309 N. 36th Avenue, Melrose Park, IL 60160

Permanent Index Numbers: 15-04-304-025-0000

Together with all and singular the easements, tenements, 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above-described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, subject only to the covenants, conditions and restrictions of record, general real estate taxes not yet due and payable; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above-written.

Schiffman Young Properties LLC - II,
an Illinois limited liability company

By: 

Name: Daren J. Schiffman

Its: Manager

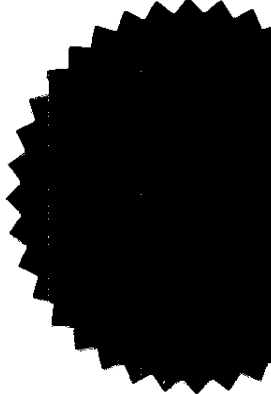
AFTER RECORDING MAIL TAX BILLS TO:

Latasha Nicole Yates
1309 N. 36th Ave,
Melrose Park, IL 60160

~~**AFTER RECORDING RETURN TO:**~~

M&A Law Firm
Attn: Ahmed R. Motiwala, Esq.
4438 Oakton Street
Skokie, IL 60076

Property of Cook County Clerk's Office



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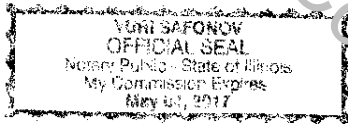
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Daren J. Schiffman, Authorized Signatory of Schiffman Young Properties LLC - II, an Illinois limited liability company, and 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal this 31 day of May, 2016.

SEAL

Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 7 (EXCEPT THE NORTH 85 FEET) IN BLOCK 5 IN HENRY SOFFEL'S THIRD ADDITION TO MELROSE PARK, A SUBDIVISION OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-04-304-025-0000

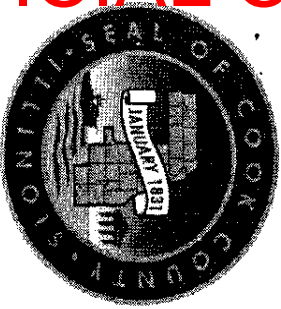
Address of Real Estate: 1309 N. 36th Avenue, Melrose Park, IL 60160

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REAL ESTATE TRANSFER TAX

01-Jun-2016



COUNTY:

88.50

ILLINOIS:

177.00

TOTAL:

265.50

15-04-304-025-0000

20160501611806

1-247-836-480

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