

# UNOFFICIAL COPY

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16208450410

Doc#: 1620845041 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/26/2016 10:39 AM Pg: 1 of 5

**When recorded return to:**

**Fidelity National Title - NCS DIV**

**Attn.: KJV**

**One East Washington Street Suite 450**

**Phoenix, AZ. 85004**

**Escrow No. Z1519919**

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**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE  
RECORDED DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**SPECIAL WARRANTY DEED**

Bm


**UNOFFICIAL COPY****SPECIAL WARRANTY DEED**



THIS SPECIAL WARRANTY DEED is executed this 30<sup>th</sup> day of June, 2016 and effective July 20, 2016, by The Filiberto Quiles, Sr. Family Limited Partnership, an Illinois limited partnership, with an address of 7475 W. Forest Preserver, Chicago IL 60634, hereinafter referred to as the "Grantor," to REALTY INCOME ILLINOIS PROPERTIES 3, LLC, a Delaware limited liability company, whose address is c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130, hereinafter referred to as the "Grantee":

**WITNESSETH**

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever that certain piece, parcel or tract of land situate in Cook County, Illinois more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO all real estate taxes not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the real estate.

REAL ESTATE TRANSFER TAX	26-Jul-2016
 CHICAGO:	21,750.00
CTA:	8,700.00
<b>TOTAL:</b>	<b>30,450.00 *</b>
13-25-112-006-0000   20160601624554   0-821-904-192	

REAL ESTATE TRANSFER TAX	26-Jul-2016
  COUNTY:	1,450.00
ILLINOIS:	2,900.00
<b>TOTAL:</b>	<b>4,350.00</b>
13-25-112-006-0000   20160601624554   1-164-788-544	

\* Total does not include any applicable penalty or interest due.

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TO HAVE AND TO HOLD, the described property to Grantee and Grantee's successors and assigns, forever,

AND Grantor does fully warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Dated this 30th day of JUNE, 2016.

THE FILIBERTO QUILES, SR. FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership

By: Filiberto Quiles Sr  
Name: FILIBERTO QUILES, SR.  
Title: GENERAL PARTNER

STATE OF )  
ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FILIBERTO QUILES, as GEN. PTR. of The Filiberto Quiles, Sr. Family Limited Partnership, an Illinois limited partnership, 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 said instrument as his own 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 30th day of June, 2016

SEAL Michael J Martin  
Notary Public



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PREPARED BY:

Shannon Jensen  
c/o Realty Income Corporation  
11995 El Camino Real  
San Diego, CA 92130  
(858) 284-5252

AFTER RECORDING RETURN TO:

Realty Income Illinois Properties 3, LLC  
c/o Realty Income Corporation  
Attn: Legal Department  
11995 El Camino Real  
San Diego, CA 92130

TAX BILL TO:

Realty Income Illinois Properties 3, LLC  
c/o Realty Income Corporation  
Attention: Portfolio Management Department  
11995 El Camino Real  
San Diego, CA 92130

Property of Cook County Clerk's Office

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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

LOTS 32, 33, 34, 35 AND 36 IN BLOCK 5 IN ALBERT WISNER'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1887, AS DOCUMENT 855831) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 37, 38, 39 AND 40 IN BLOCK 5 IN ALBERT WISNER'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE RAILROAD) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 3019-3039 N. Kedzie Avenue, Chicago, IL 60618

PIN: 13-25-112-006-0000; 13-25-112-007-0000; 13-25-112-008-0000; 13-25-112-009-0000; 13-25-112-010-0000; 13-25-112-011-0000

Property of Cook County Clerk's Office