

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1623710038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2016 11:25 AM Pg: 1 of 3

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16SA4129138 CFE
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Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, That the Grantor Wholesale Oil Company, an Illinois corporation duly authorized to transact business in the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIENATE, and CONVEY unto JABES INC., an Illinois corporation duly organized and existing under the laws of the State of Illinois, whose address is 4530-4560 W. Augusta Blvd., Chicago, Illinois 60651, all of the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Attached As Exhibit A

PERMANENT TAX NUMBER: 16-03-301-008-0000
Address of Real Estate: 4530-4560 W. Augusta Blvd., Chicago, Illinois 60651

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record, if any; public and utility easements; building lines. The real estate and improvements thereon are being conveyed in "AS IS" condition and subject to existing environmental conditions.

Together with all and singular appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD said premises with appurtenances and for the uses and purposes herein set forth. Grantor, for itself and its successors does covenant, promise, and agree to and with the Grantee that it has not done anything whereby said premises hereby granted are, or may be, in any manner encumbered, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through, or under it, subject only to the exceptions set forth above.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 28th day of July, 2016.

Wholesale Oil Company, an Illinois Corporation

By: [Signature]
Its: PRESIDENT

ATTEST: [Signature]
Asst Secy

REAL ESTATE TRANSFER TAX 02-Aug-2016

| | |
|----------|------------|
| CHICAGO: | 1,875.00 |
| CTA: | 750.00 |
| TOTAL: | 2,625.00 * |

16-03-301-008-0000 | 20160701629014 | 2-054-513-472
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 02-Aug-2016

| | |
|-----------|--------|
| COUNTY: | 125.00 |
| ILLINOIS: | 250.00 |
| TOTAL: | 375.00 |

16-03-301-008-0000 | 20160701629014 | 0-216-359-744

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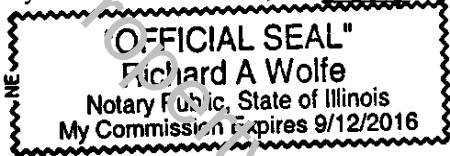
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State of Illinois)
) SS
County of Cook)

I, Richard A Wolfe, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alvin Skelitz, personally known to me to be the President of Wholesale Oil Company, an Illinois corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such officer he signed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28th day of July, 2016.



Richard A. Wolfe
Notary Public

Prepared By: Richard A. Wolfe
Wolfe and Polovin
180 N. LaSalle, Ste 2420
Chicago, Illinois 60601

Mail To:

Roberto Madera
Madera Law Offices, LLC
5609 S. Pulaski
Chicago, Illinois 60629

Name & Address of Taxpayer:

JABES INC.
4530-4560 W. Augusta Blvd.
Chicago, Illinois 60651

CLERK'S OFFICE OF COOK COUNTY

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 100 FEET OF WEST $\frac{1}{2}$ OF BLOCK 7 (EXCEPT THE EAST 33 FEET THEREOF DEDICATED AND TAKEN FOR NORTH KOLMAR AVENUE) IN SNYDER AND LEE'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

A TRACT OF LAND BEING THAT PART OF THE NORTH 46TH AVENUE ALSO KNOWN AS NORTH KENTON AVENUE, LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PREMISES AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, SOUTH OF A LINE DRAWN 100 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 7 IN SNYDER AND LEE'S SUBDIVISION EXTENDED WEST TO THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY AND NORTH OF THE NORTH LINE OF AUGUSTA STREET OTHERWISE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF BLOCK 7, 100 FEET NORTH OF THE SOUTH WEST CORNER OF BLOCK 7 AND THENCE DUE WEST 33 FEET MORE OR LESS TO THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT OF WAY THENCE SOUTH ON THE EAST LINE OF SAID RIGHT OF WAY 100 FEET MORE OR LESS TO THE NORTH LINE OF AUGUSTA STREET, THENCE EAST ON THE NORTH LINE OF AUGUSTA STREET, 33 FEET MORE OR LESS TO THE SOUTH WEST CORNER OF SAID BLOCK 7, THENCE NORTH 100 FEET MORE OR LESS ON THE WEST LINE OF BLOCK 7 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Common Address: 4530-4560 W. Augusta Blvd., Chicago, IL 60651

P.I.N.: 16-03-301-008-0000

Cook County Clerk's Office