

UNOFFICIAL COPY

THIS DOCUMENT HAS BEEN
PREPARED BY:
Arnstein & Lehr LLP
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606
Barry R. Katz

Doc#: 1623722083 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2016 10:17 AM Pg: 1 of 4

Dec ID 20160801645012
ST/CO Stamp 1-325-206-336 ST Tax \$53.00 CO Tax \$26.50
City Stamp 0-716-632-896 City Tax: \$556.50



STEWART TITLE
800 E. Diehl Road
Suite 100
Naperville, IL 60563

SPECIAL WARRANTY DEED


LILY POND LLC C SERIES, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by AM&F BROTHERS L.L.C., an Illinois limited liability company ("Grantee"), whose address is 1115 N. Cicero Avenue, Chicago, IL 60651 and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee that certain tract of real property located in Cook County, Illinois as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property"). *Storkly-4449505 2012*

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in Exhibit B attached hereto and made a part hereof. In making this conveyance, the Grantor releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

[Remainder of Page Intentionally Left Blank – Signature Page(s) Follow]

REAL ESTATE TRANSFER TAX		19-Aug-2016
	COUNTY:	26.50
	ILLINOIS:	53.00
	TOTAL:	79.50
13-34-100-013-0000 20160801645012 1-325-206-336		

113388977.2

REAL ESTATE TRANSFER TAX		17-Aug-2016
	CHICAGO:	397.50
	CTA:	159.00
	TOTAL:	556.50 *
13-34-100-013-0000 20160801645012 0-716-632-896		

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed this 11 day of August, 2016.

LILY POND LLC C SERIES, an Illinois limited liability company

By: [Signature]
Title: One of its Managers

State of Illinois)
)SS:
County of Cook)

I, Melissa Jordan, a Notary Public in and for the County and State aforesaid, do hereby certify that ELIKA NELSON one of the managers of Lily Pond LLC C Series, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary acts and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11 day of August, 2016.

[Signature]
Notary Public

Printed Name: M. Jordan

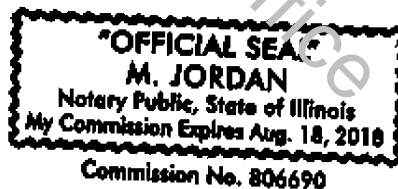
My Commission Expires: 8/18/18

MAIL TO:
John Klytta
1645 Birchwood Avenue
Niles, IL 60018

Des Plaines

SEND SUBSEQUENT TAX BILLS TO:

AMA 7 Brothers LLC
1645 Birchwood Ave.
Des Plaines, IL 60018



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 18 IN EDGINGTON PARK BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2325 N. Cicero Avenue, Chicago, IL

PIN: 13-31-100-013 (Volume number 369)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR 2016 AND SUBSEQUENT YEARS.
2. MATTERS OF RECORD AS DISCLOSED IN TITLE COMMITMENT 168794707T ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 24, 2016.

Property of Cook County Clerk's Office