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Doc#: 1627946059 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2016 10:03 AM Pg: 1 of 2

Dec ID 20160901664077
ST/CO Stamp 0-413-488-960 ST Tax \$399.00 CO Tax \$199.50

**THIS INSTRUMENT WAS
PREPARED BY:**

**John N. Skoubis
Skoubis & Mantas, LLC
1300 Higgins Road, Ste. 209
Park Ridge, Illinois 60068**

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of the 4th day of October, 2016, between **1211 S. WOLF ROAD, LLC, an Illinois limited liability company, 1211 S. WOLF RD., PROSPECT HEIGHTS, IL 60070** (the "Grantor"), and **J & GS WOLF ROAD PROPERTIES, LLC, an Illinois limited liability company, 1211 S. WOLF RD., PROSPECT HEIGHTS, IL 60070** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

The South 178.00 feet of the North 543.09 feet of the West 10 acres of the Northwest Quarter of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian (except the West 50 feet, as measured at right angles to the West line thereof) in Cook County, Illinois.

Property Index Number(s): 03-24-100-030-0000

Address of Real Estate: 1211 S. Wolf Road, Prospect Heights, Illinois 60070

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

16ST07184PK

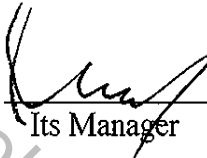
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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to: covenants, conditions and restrictions of record, building lines and easements, acts done by or suffered through Grantee, if any; and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

GRANTOR:

1211 S. WOLF ROAD, LLC,
an Illinois limited liability company

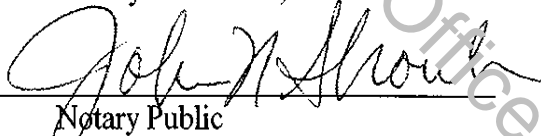
BY:  _____
Its Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Nikolaos Gatsios, personally known or identified 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 free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of October, 2016.





Notary Public
Commission Expires: _____

AFTER RECORDING PLEASE MAIL TO:

**Barry M. Rosenbloom, Esq.
1411 McHenry Rd., Ste. 125
Buffalo Grove, Illinois 60089**

SEND SUBSEQUENT TAX BILLS TO:

**J & GS Wolf Road Properties, LLC
1211 S. Wolf Road
Prospect Heights, Illinois 60070**