

# UNOFFICIAL COPY



Doc# 1627949200 Fee \$44.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2016 02:36 PM Pg: 1 of 4

MAIL TO:  
Michael A. Perlsstein, Esq.  
203 N. LaSalle St. - Suite 1400  
Chicago, IL 60601

1/2 JZ

6716613

(The Above Space For Recorder's Use)

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30 day of Sept, 2016 between Gruppoatma LLC, a Delaware limited liability company, created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Urbana Development Corp, LLC, an Indiana limited liability company, as Grantee.

Corporation LLC

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and/or assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all hereditaments and appurtenances thereto 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, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said 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 Grantee, its, his, her or their successors and/or assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the subject Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements, that do not underlie the residence;
3. townhome declaration;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Grantee's mortgage, and
7. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

CCRD REVIEW

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

Gruppoatma, LLC

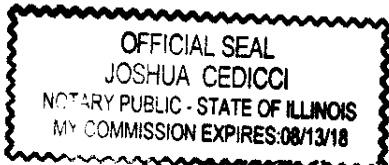
BY: *M. U. Afonso-Cedicci*  
 Maria U. Afonso-Cedicci, Manager

By: \_\_\_\_\_

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 Maria-Urbana. Afonso- Cedicci, Manager, of Gruppoatma, LLC, a Delaware limited liability company personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 30<sup>th</sup> day of September, 2016



*Joshua Cedicci*  
 NOTARY PUBLIC

This Deed was prepared by: David Chalken, 111 W. Washington, Chicago, IL 60602

Title Corporation

Send Subsequent tax bills to:

*Urbana Development*  
*305 N Racine Ave*  
*Chicago IL 60607-1224*

REAL ESTATE TRANSFER TAX 04-Oct-2016



|                 |             |
|-----------------|-------------|
| <b>CHICAGO:</b> | 9,712.50    |
| <b>CTA:</b>     | 3,885.00    |
| <b>TOTAL:</b>   | 13,597.50 * |

21-30-106-005-0000 | 20160901664895 | 0-613-521-216

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

REAL ESTATE TRANSFER TAX 04-Oct-2016



|                  |          |
|------------------|----------|
| <b>COUNTY:</b>   | 647.50   |
| <b>ILLINOIS:</b> | 1,295.00 |
| <b>TOTAL:</b>    | 1,942.50 |

21-30-106-005-0000 | 20160901664895 | 1-475-499-840

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL D: 7231 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHEASTERLY 19.80 FEET OF THE NORTHWESTERLY 81.67 FEET OF THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

#### PARCEL E: 7235 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHEASTERLY 19.78 FEET OF THE NORTHWESTERLY 118.95 FEET OF THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

#### PARCEL F: 7237 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHEASTERLY 19.23 FEET OF THE NORTHWESTERLY 139.18 FEET OF THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

#### PARCEL G: 7239 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHEASTERLY 19.15 FEET OF THE NORTHWESTERLY 157.33 FEET OF THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 IN

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DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL H: 7241 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHEASTERLY 19.19 FEET OF THE NORTHWESTERLY 176.52 FEET OF THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL I: 7243 S. EXCHANGE AVE., CHICAGO, IL

THE SOUTHWESTERLY 60.42 FEET OF LOTS 17 AND 18 (EXCEPT THE NORTHWESTERLY 176.52 FEET THEREOF) IN DIVISION THREE IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-106-005-0000

ADDRESS OF PROPERTY: 7235, 7237, 7239, 7241 & 7243 S. Exchange, CHICAGO, IL