

Doc# 1629101053 Fee \$42.00 RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/17/2016 12:15 PM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:

Michael S. Roberts Roberts McGivney Zagotta LLC 55 West Monroe Street, Suite 1700 Chicago, Illinois 60603

AFTER RECORDING RETURN TO:

Paul J. Kulas, PC Kulas & Kulas, PC 2329 West Chicago Avenue Chicago, Illinois 600.2

MAIL FUTURE TAX BALLS TO:

AG FUND LLC O 51185. WAI ANA CHICAGO IL 60615

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this /5 day of October, 2016, between 7038 S Chappel LLC, an Illinois limited liability company ("Grantor"), and AG FUND, LLC, an Illinois limited liability company ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Real Property unto Grantee forever in fee simple, subject only to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof (collectively, the "Permitted Exceptions"). Grantor does hereby warrant and forever defend the right, title and interest to the Real Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

S Y N N N SC Y INTERIOR

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

GRANTOR:

7038 S CHAPPEL LLC, an Illinois limited liability company

By: 5812 Group LLC

Its: Manager

Name: Adam Walls

Title: Manager

Open State of the State of Illinois

County of Cool

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Adam Walls, personally known to me to be the Manager of 5812 Group LLC, a Delaware_limited liability company, the manager of 7038 S Chappel LLC, an Illinois limited liability company, and 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 as such Manager he signed and delivered the said instrument as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of October, 2016

Commission expires

REAL ESTATE TRANSFER TAX		14-Oct-2016
	CHICAGO:	5,625.00
	CTA:	2,250.00
	TOTAL:	7,875.00 *
20-24-421-018-000	00 20161001668248	0-693-833-536

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

REAL ESTATE TRANSFER T	AX 14-Oct-2016
	COUNTY: 375.00
	ILLINOIS: 750.00
	TOTAL: 1,125.00
25.04.404.040.0000	1-462-570-816

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EXHIBIT A

THE PROPERTY

THE NORTH 40 FEET OF LOT 15, ALL OF LOT 16 AND THE SOUTH 35 FEET OF LOT 17 IN BLOCK 1 IN COMMISSIONERS PARTITION BEING A SUBDIVISION OF SOUTH 1/2 OF THE SOUTHWEST ¼ OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-24-421-018-0000

Commonly known as 7038 South Chappel Avenue, Chicago, Illinois 60649