

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1ST day of November, 2016, between MAPLE REAL ESTATE, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and LPREV LLC, an Illinois limited liability company, whose address is 1435 W. Lill Avenue, Chicago, Illinois 60614, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the

receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT THIRTY-FOUR (34) IN PHILLIP'S SUBDIVISION OF EAST 298.54 FEET (EXCEPT THE SOUTH 224 FEET OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, IN ACCORDANCE WITH PLAT OF CERTIFICATE OF CORRECTION THEREOF FILED AS DOCUMENT NUMBER 85533.

Together with all and singular the hereditaments and appurtenances thereunto 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, of the party of the first part, either in law or 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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and 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 encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions, easements and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general taxes for the year 2016 and subsequent years and special assessments; all building, dwelling and zoning code violations and pending building, dwelling and zoning code violations, if any; encroachments and matters of survey.

Permanent Real Estate Index Number(s): 26-32-307-013-0000
Address of real estate: 13537 S. Avenue L, Chicago, Illinois 60633

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

By: _____

Jordan A. Gross, Managing Director

This instrument prepared by: Daniel N. Elkin, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

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MAIL TO: LPREV LLC
 (Name)
1435 W LILL AVE
 (Address)
CHICAGO IL 60614
 (City, State and Zip)


SEND SUBSEQUENT TAX BILLS TO:
LPREV LLC
 (Name)
1435 W LILL AVE
 (Address)
CHICAGO IL 60614
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan A. Gross, personally known to me to be Managing Director of MAPLE REAL ESTATE, 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 he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of November, 2016.



 Notary Public



Box _____

SPECIAL WARRANTY DEED

Limited Liability Company to Individual

MAPLE REAL ESTATE, LLC
 55 W. MONROE STREET, SUITE 910
 CHICAGO, ILLINOIS 60603

TO

LPREV LLC, an Illinois limited liability company

ADDRESS OF PROPERTY:

13537 S. AVENUE L
 CHICAGO, ILLINOIS 60633

REAL ESTATE TRANSFER TAX	01-Nov-2016
COUNTY:	10.00
ILLINOIS:	20.00
TOTAL:	30.00
26-32-307-013-0000 20161001674945 0-312-3-1-2016	

REAL ESTATE TRANSFER TAX	01-Nov-2016
CHICAGO:	150.00
CTA:	60.00
TOTAL:	210.00 *
26-32-307-013-0000 20161001674945 2-065-088-320	

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