



Doc# 1630801006 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2016 09:39 AM PG: 1 OF 3

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THE GRANTOR, **Forman Real Property, LLC**, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, alien and convey to **Gabriel Dellatorre**, an individual, ("Grantee"), all interest in and to the following described real estate: **A.**

See Exhibit A which is attached hereto and incorporated herein;

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 Grantor, 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 Grantee, its successors and assigns forever.

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantor, but not otherwise, subject only to the following: (a) general real estate taxes not yet due and payable; (b) matters done or suffered to be done by or through Grantee; (c) building, zoning, subdivision laws, and State and Federal regulations now of record; (d) covenants, conditions, restrictions, and declarations, now of record, without effective forfeiture provisions; (e) utility and drainage easements, now of record; and (g) any other matters to which Grantee agrees in writing.

[SIGNATURE PAGE FOLLOWS]

Box 400

S Y
P 3
S N
SC Y
INT Y

898 2289 CT 2 of 4 NWL

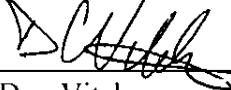
Property of Cook County Clerk's Office

UNOFFICIAL COPY

(Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 24 day of October, 2016.

Forman Real Property LLC, an Illinois limited liability company

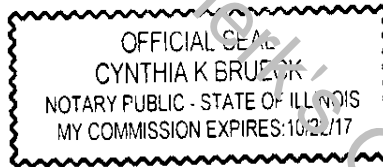
By: 
Name: Don Vitek
Title: Authorized Officer

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Don Vitek personally known to me to be the Authorized Officer of Forman Real Property, LLC, an Illinois limited liability company and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of Forman Real Property, LLC for the uses and purposes therein set forth.


Given under my hand and official seal, this 24 day of October, 2016.


NOTARY PUBLIC





This instrument was prepared by:

Robert E. Harig
Gozdecki, Del Giudice, Americus,
Farkas & Brocato LLP
One East Wacker Drive, Suite 1700
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		27-Oct-2016
	CHICAGO:	4,293.75
	CTA:	1,717.50
	TOTAL:	6,011.25 *
13-32-109-010-0000 20161001673408 0-427-237-184		
* Total does not include any applicable penalty or interest due.		

AFTER RECORDING, PLEASE MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

Gabriel A. Della Torre
3636 ~~W~~ Armitage Ave.
Chicago IL 60647.

REAL ESTATE TRANSFER TAX		27-Oct-2016
	COUNTY:	286.25
	ILLINOIS:	572.50
	TOTAL:	858.75
13-32-109-010-0000 20161001673408 0-683-220-800		

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 9 AND LOTS 13 TO 19 IN BLOCK 2 IN GRAND AVENUE ESTATES, A SUBDIVISION OF (EXCEPT THE SOUTH 466 FEET) THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 6010-22 West Grand Avenue, Chicago IL ~~60639~~ 60639

PIN:

13-32-109-011-0000 (6010 W Grand)

13-32-109-012-0000 (6022 W Grand)

13-32-109-019-0000 (6010 W Grand)

Commonly Known as:

2220 N Austin Avenue, Chicago IL (parking lot across street) 60639

PIN:

13-32-109-010-0000

Property of Cook County Clerk's Office