## GIT 40026 UNOFFICIAL COPY

SPECIAL WARRANTY DEED

2456 LLC, an Arizona Limited Liability
Company ("Grantor"), in consideration of
\$10.00 and other good and valuable
consideration, the receipt of which is
acknowledged, does grant, bargain, sell and
convey, with covenant of special warranty to
2456 Hamlin LLC ("Grantee"), all of Grantor's
right, title and interest in and to the following
described Real Estate situated in the County of
Cook, in the State of Illinois to wit:



Doc# 1631245094 Fee ≇40.00

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

KAREN A.YARBROUGH

'COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2016 03:33 PM PG: 1 OF 2

SEE ATTACHED LECAL DESCRIPTION EXHIBIT A

PIN: 13-26-326-016-2002

Me

COMMONLY KNOWN AS: 2456 N Hamlin, Chicago; IL; 60647

This conveyance is with: (i) all of Granor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and nights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached a), or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for 2016 and subsequent years; covenants, conditions and restrictions of record, if any.

To have and to hold the property to Grantee, its successors and assigns forever, and Grantor does bind itself and its successors and assigns to specially warrant and forever detend the property, subject to the permitted encumbrances, to Grantee, its successors and assigns, against the lawful claims of every person claiming through Grantor but against no other.

DATED this \_\_\_\_\_ day of August 2016.

2456 LLC

By: Eugene Grois, Manager

CAIIFORNIA STATE OF ILLINOIS

155

COUNTY OF GOOK SANDIESS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene Grois, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act, as an authorized agent of 2456 LLC, an Arizona Limited Liability Company, for the uses and purposes therein set forth.

SIGNED AND SWORN TO BEFORE ME

THIS 3 / DAY OF AUGUST 2016.

NOTARY PUBLIC.

CLAUDIA ALEMAN
COMM. #2013549
Notary Public - California
San Diego County
My Comm. Expires May. 21, 2017

DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 1506, Chicago, IL 60602

GRANTER ADDRESS: 2456 Hamlin LLC 160 F. Delaware Pl, Apt 901, Chicago, The 60611

GRANTER ADDRESS: 2456 Hamlin LLC 160 F. Delaware Pl, Apt 901 Chicago, Fr.

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1631245094 Page: 2 of 2

## **UNOFFICIAL COPY**

## **EXHIBIT "A"**

LOT 1 AND THE NORTH 1 FOOT OF LOT 2 IN BLOCK 36 IN PENNOCK IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property address: 2456 North Hamlin Avenue, Chicago, IL 60647

Sold Ox CC

Tax Number: 13 26-326-016

REAL ESTATE TRA	24-Oct-2016	
	CHICAGO:	20,625.00
	CTA:	8,250.00
	TOTAL:	28,875.00 *
		·

13-26-326-016-0000 | 20161001672446 | 1-130-557-248

REAL ESTATE T. ANSFER TAX		24-Oct-2016	
		COUNTY:	1,375.00
	S	ILLINOIS:	2,750.00
		TOTAL:	4,125.00
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13-26-326-016-0000 2/16 1001672446 0-398-663-488

<sup>\*</sup> Total does not include any applicable penalty or interest due.