

UNOFFICIAL COPY

Doc#: 1631519228 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/10/2016 12:27 PM Pg: 1 of 3

Dec ID 20161001676217
ST/CO Stamp 0-306-757-440 ST Tax \$145.00 CO Tax \$72.50
City Stamp 0-947-486-528 City Tax: \$1,522.50

160297353906

After Recording Return To:

Jawon Spivery *Law Office of Elina Golod*
918 N. 18th Avenue *211 W. Walker dr.*
Maywood, IL 60153 *Ste 1250*
Chicago IL 60606

1/2

SPECIAL WARRANTY DEED

THIS INDENTURE, made between BV ACA II, LLC, whose mailing address is PO Box 51298, Idaho Falls, Idaho 83405, hereinafter grantor, for \$10.00 in consideration paid, grants with covenants of special warranty to JAWON SPIVERY, hereinafter grantee, whose tax mailing address is 918 N. 18th Ave, Maywood, Illinois 60153, the following real property:

See Attached Exhibit A

~~SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TITLE, PIP OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY~~

if any
Together with all singular and hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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 HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to acts of the Grantor and subject to easements, covenants and restriction of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-14-304-019-0000

PROPERTY ADDRESS (ES): 3642 W. Flounoy St., Chicago, IL 60624

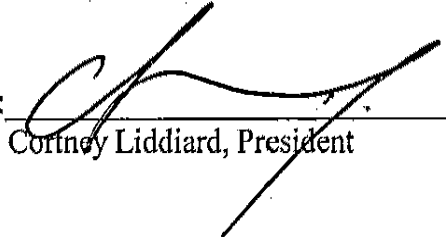
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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IN WITNESS WHEREOF, Executed by the undersigned on October 19, 2016 :

BV ACA II, LLC

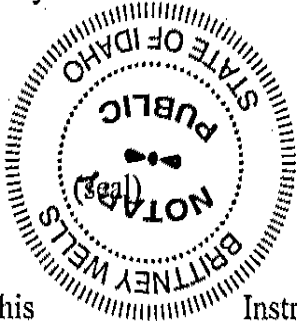
By: BV Management Services, Inc., an
Idaho corporation, the Executive Manager


By: 
Cortney Liddiard, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 19 day of October, 2016, before me the undersigned, a notary public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., which corporation is the Executive Manager of BV ACA II, LLC, and the Executive Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Executive Manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
Residing at: Bonneville County, Idaho
My Commission Expires: 08.22.2019

This Instrument was prepared by: _____

Please send subsequent Tax Bills to:

Jawon Spivery
~~918 N. 18th Ave~~
~~Maywood, IL 60153~~
3642 W. Flournoy St.
Chicago IL 60624

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EXHIBIT A

LOT 32 (EXCEPT THE EAST 10 FEET AND THE NORTH 25 FEET THEREOF) AND THE EAST 16 FEET OF LOT 31 (EXCEPT THE NORTH 25 FEET THEREOF) IN BOILVIN'S SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS. TAX ID: 16-14-394-019-0000

COMMONLY KNOWN AS: 3642 W. FLOURNOY STREET CHICAGO IL 60624-3681

Property of Cook County Clerk's Office