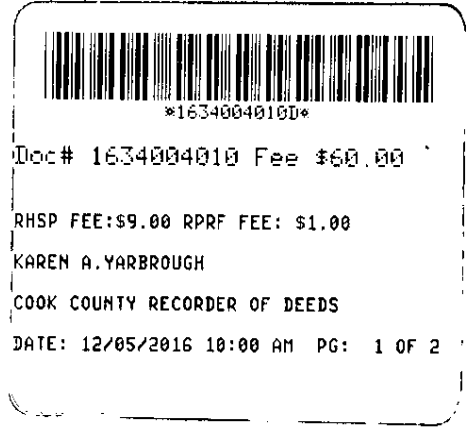


UNOFFICIAL COPY

SPECIAL WARRANTY DEED (LLC to Individual) (Illinois)



THIS AGREEMENT, made this 9 day of November, 2016, between EF PORTFOLIO PROPERTIES, LLC, created and existing under and by virtue of the laws of the State of CT and duly authorized to transact business in the State of Illinois, as GRANTOR, and RAVELLO, LLP, 14 ROSENAU CRESCENT, BATTERSEA, LONDON SW004RZ as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to its heirs 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:

THE EAST 15 FEET OF LOT 52 AND LOT 53 (EXCEPT THE EAST 30 FEET) IN SHARPSHOOTERS PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE Ch16037700

BOX 15

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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(S), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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.

Permanent Real Estate Numbers: 25-21-300-011-0000

Address of the Real Estate: 738 W. 116TH ST., CHICAGO, IL 60628

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

S N
P 2
S N
SC Y
INT AB

REAL ESTATE TRANSFER TAX		02-Dec-2016
COUNTY:		28.75
ILLINOIS:		57.50
TOTAL:		86.25

25-21-300-011-0000 | 20161101686242 | 2-082-926-784

REAL ESTATE TRANSFER TAX		02-Dec-2016
CHICAGO:		431.25
CTA:		172.50
TOTAL:		603.75

25-21-300-011-0000 | 20161101686242 | 0-455-045-312

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

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

EF PORTFOLIO PROPERTIES, LLC

By: RUN CAPITAL LLC, ITS MANAGER

By: Jeffrey Tesch, Managing Director

Attest: Angelica Zdenek

STATE OF Connecticut)
COUNTY OF Hartford)

) ss. South Windsor

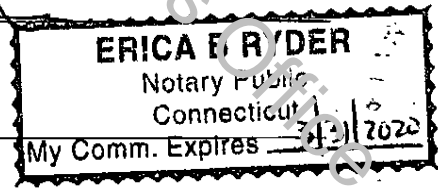
I, Erica B. Ryder, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Tesch, personally known to me to be the Managing Director of EF PORTFOLIO PROPERTIES, LLC, a Connecticut LLC, and Angelica Zdenek personally known to me to be the legal assistant of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Jeffrey Tesch and Angelica Zdenek, they signed and delivered the said instrument, pursuant to authority, given by the Members of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of November, 2016.

Erica B. Ryder

Notary Public

Commission Expires _____



MAIL TO:
Jonathan Aron
180 N Michigan 2105
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Ravello LLP
5536 W Diversey
Chicago IL 60639

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.