

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this <sup>30<sup>th</sup></sup> day of December, 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 86 IN SOUTH SHORE ADDITION TO JEFFREY MANOR, BEING A RESUBDIVISION OF PARTS OF CALUMET TRUST'S SUBDIVISION NO. 3 ARTHUR DUNAS' SOUTH SHORE SUBDIVISION, ALL IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 17 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIANA BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1994, AS DOCUMENT NO. 13292453, IN COOK COUNTY, ILLINOIS.

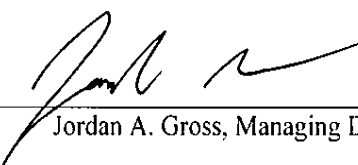
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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 easement, 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): 26-07-133-051-0000  
Address of real estate: 9807 S. Yates Avenue, Chicago, Illinois 60617

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



\*1636544054D\*

Doc# 1636544054 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2016 01:08 PM PG: 1 OF 2



# UNOFFICIAL COPY

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

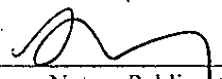
SEND SUBSEQUENT TAX BILLS TO:  
LPREV LLC  
1435 W LILL AVE (Name)  
Chicago IL 60614 (Address)  
 (City, State and Zip)

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 30<sup>TH</sup> day of December, 2016.

  
 Notary Public



REAL ESTATE TRANSFER TAX		30-Dec-2016
CHICAGO:		135.00
CTA:		54.00
<b>TOTAL:</b>		<b>189.00 *</b>



26-07-133-051-0000 | 20161201694458 | 0-189-629-632

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

REAL ESTATE TRANSFER TAX		30-Dec-2016
COUNTY:		9.00
ILLINOIS:		18.00
<b>TOTAL:</b>		<b>27.00</b>

26-07-133-051-0000 | 20161201694458 | 1-447-265-472

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:

9807 S. YATES AVE.  
 CHICAGO, ILLINOIS 60637

MAIL TO:  
LPREV LLC  
1435 W LILL AVE  
Chicago IL 60614