

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 1701317016 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2017 10:00 AM Pg: 1 of 2

Dec ID 20161201687383  
ST/CO Stamp 1-246-057-664 ST Tax \$35.00 CO Tax \$17.50  
City Stamp 0-336-848-064 City Tax: \$367.50

THIS INDENTURE, made this 10th day of January, 2017, 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 AMERICAS HOUSING ALLIANCE FUND TWO, LLC, a Utah limited liability company whose address is 55 N. Merchant St., Suite 1311, American Fork, UT 84003, 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 8 IN BLOCK 14 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5 TO 8, 11 TO 28 AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF WEST HALF OF NORTH EAST QUARTER (EXCEPT NORTH 20 ACRES) AND EAST HALF OF NORTHWEST QUARTER (EXCEPT NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, its successors 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, and restrictions of record; public and utility easements; acts done or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; taxes for the year 2016 and subsequent years.

Permanent Real Estate Index Number(s): 25-20-220-028-0000

Address of real estate: 11356 S. Carpenter Street, Chicago, Illinois 60643

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

# UNOFFICIAL COPY

MAIL TO: Americas Housing Alliance

(Name)

55 N Merchant St. #1131

(Address)

American Fork, UT 84003

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Americas Housing Alliance Fund Two, LLC.

(Name)

55 N. Merchant St. # 1131

(Address)

American Fork, UT 84003

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

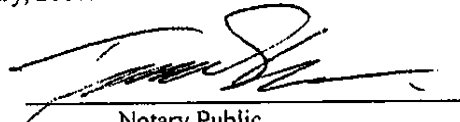
STATE OF ILLINOIS )

) SS:

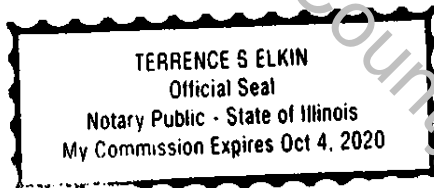
COUNTY OF COOK )

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 10th day of January, 2017.



Notary Public



REAL ESTATE TRANSFER TAX

12-Jan-2017

COUNTY:	17.50
ILLINOIS:	35.00
<b>TOTAL:</b>	<b>52.50</b>



25-20-220-028-0000

| 20161201687383

| 1-246-057-664

REAL ESTATE TRANSFER TAX

12-Jan-2017



CHICAGO:	262.50
CTA:	105.00
<b>TOTAL:</b>	<b>367.50</b>

25-20-220-028-0000 | 20161201687383 | 0-336-848-064

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

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Limited Liability Company to Indiv

MAPLE REAL ESTATE, LLC  
55 W. MONROE STREET, SUITE 910  
CHICAGO, ILLINOIS 60603

TO

AMERICAS HOUSING ALLIANCE FUND TWO, LL

ADDRESS OF PROPERTY:

11356 S. CARPENTER STREET  
CHICAGO, ILLINOIS 60643

MAIL TO: