

1062

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17020420280

SPECIAL WARRANTY DEED
LLC to Individual (Illinois)

Doc# 1702042028 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/20/2017 11:06 AM PG: 1 OF 2

THE GRANTOR,
CAB PROPERTIES, LLC SERIES FIVE,
829 Spencer Road, New Lenox, Illinois 60451,

a Limited Liability Company duly organized and
existing under and by virtue of the laws of the State of Illinois
pursuant to the authority of the Board of Directors of said company,
for and in consideration of TEN DOLLARS, and good and valuable consideration
in hand paid, REMISE, RELEASE, ALIEN AND CONVEY to

THE GRANTEE(S),
JAMES WIGDAHL, an unmarried man,
2101 Sun Valley Road, San Marcos, CA 92078

the following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:

LOT 10 IN BLOCK 10 IN CALUMET PARK 3RD ADDITION, BEING A SUBDIVISION OF PART OF
THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TO HAVE AND TO HOLD FOREVER.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, that it has
not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in
any manner incumbered or charged, except as herein recited; and that the said premises, against all persons
lawfully claiming, or to claims the same, by, through or under it, it WILL WARRANT AND DEFEND,

subject to covenants, conditions, easements and restrictions of record and
taxes for the year 2016 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-02-314-010-0000

ADDRESS OF REAL ESTATE: 14331 MINERVA AVENUE
DOLTON, ILLINOIS 60419

S
P
S
SC
INT

REAL ESTATE TRANSFER TAX

01-Dec-2016



COUNTY: 52.50
ILLINOIS: 105.00
TOTAL: 157.50

29-02-314-010-0000

20161201687374 | 0-427-126-976

VILLAGE OF DOLTON

NO 20631

WATER / REAL PROPERTY TRANSFER TAX

ADDRESS 14331 MINERVA

ISSUE 1/20/16 EXPIRES 12/31/16

AMT 50.

TYPE WTD

VILLAGE COMPTROLLER

BOX 333-CTI

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member,

this 28th day of November, 2016.



MICHAEL FISHER, Managing Member

State of IL, County of Will ss:

I, the undersigned a Notary Public in and for said County, in State aforesaid, DO HEREBY CERTIFY that MICHAEL FISHER

, personally known to me to be the Managing Partner of said Limited Liability Company who is the grantor, of said company, and personally known to me to be the same persons whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he / she / they are such officers of said company and caused the company to sign, seal and deliver the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to the authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of November, 2016.



Notary Public



SEAL

My commission expires: _____

(Grantee)

Send Subsequent Tax Bills To:

**JAMES WIGDAHL
2101 SUN VALLEY ROAD
SAN MARCOS, CA 92078**

When Recorded Return To:

**ATTORNEY JOHN NEUENKIRCHEN
1999 W. GALENA BOULEVARD
SUITE B
AURORA, ILLINOIS 60506**

Prepared by:

**ATTORNEY DENNIS KOONCE
11255 PATRICK COURT
FRANKFORT, ILLINOIS 60423**