

**SPECIAL  
WARRANTY DEED**

Statutory (Illinois)  
(LLC. to Individuals)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Handwritten: #1700345  
P/10

Doc#: 1704849105 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2017 11:12 AM Pg: 1 of 3

Dec ID 20170201610914  
ST/CO Stamp 0-901-685-952 ST Tax \$40.00 CO Tax \$20.00  
City Stamp 0-689-488-576 City Tax: \$420.00

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 6th day of February, 2017, between Galaxy Sites, LLC., a 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, 820 Church Street, suite 200, Evanston, IL 60201, party of the first part, and Louis Silva and Mario Silva, as tenants in common, 1875 N. Damen Ave. Chicago, IL 60647, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and -----no/100Dollars 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 company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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, his/her/their 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, his/her/their 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: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, and (d) general property taxes and special assessments due for the year 2016 and subsequent years.

Permanent Real Estate Number(s): 26-30-310-053-0000

Address(es) of real estate: 12720 S. Manistee Ave., Chicago, Illinois. 60633

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, and attested by its Asst. Secretary, this 6th day of February, 2017.

Galaxy Sites, LLC,

By: Urban Visions, Inc.- Its managing member

By: Stewart Beland  
Secretary

Attest: [Signature]  
Asst. Secretary

**UNOFFICIAL COPY**

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard Berland personally known to me to be the Secretary of the Corporation, and Stanley Engelsen personally known to me to be the Asst. Secretary, 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 Secretary and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of February, 2017.

Commission expires

06 - 14 20 19

*Esperanza Bale*  
 \_\_\_\_\_  
 NOTARY PUBLIC

Place Seal Here

Legal Description: The North 15 feet of Lot 43 and Lot 44 (except the North 5 feet thereof), in Block 7 in First Addition to Ray Quinn and Company's Ford Center, being a ReSubdivision of Blocks 1, 7 and Lots 1, 2 and 3 in Block 5 (except portion of alleys heretofore dedicated) in Mary W. Ingram's Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by: Brian A. Burak, Esq.  
 3116 RFD  
 Long Grove, IL 60047

Subsequent tax bills to:

*Mario Silva  
 12942 So. Muskegon  
 Chicago, Illinois  
 60633*

Return to:

*Darryl R. Lem  
 850 Burnham Ave  
 Calumet City, IL 60408*

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX** 16-Feb-2017

<b>CHICAGO:</b>	300.00
<b>CTA:</b>	120.00
<b>TOTAL:</b>	420.00 *

26-30-310-053-0000 | 20170201610914 | 0-689-488-576

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

**REAL ESTATE TRANSFER TAX** 16-Feb-2017

<b>COUNTY:</b>	20.00
<b>ILLINOIS:</b>	40.00
<b>TOTAL:</b>	60.00

26-30-310-053-0000 | 20170201610914 | 0-901-685-952

Property of Cook County Clerk's Office