

UNOFFICIAL COPY

Doc#: 1704806127 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2017 10:17 AM Pg: 1 of 3

Dec ID 20170201612039
ST/CO Stamp 1-968-816-832 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-240-501-440 City Tax: \$1,732.50

After Recording Return To:

Herman A. Townsend
410 N. LeClaire Ave
Chicago IL 60644

SPECIAL WARRANTY DEED

THIS INDENTURE, made between BV ACA II, LLC, whose mailing address is PO Box 51298, Idaho Falls, Idaho 83405, hereinafter grantor, for \$165,000.00 in consideration paid, grants with covenants of special warranty to HERMAN A. TOWNSEND, hereinafter grantee, whose tax mailing address is 410 N. LeClaire Ave Chicago IL 60644, the following real property:

** a married man*

See Attached Exhibit A

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OR RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TITLE, PIP OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY

Together with all singular and hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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 HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to acts of the Grantor and subject to easements, covenants and restriction of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-09-225-029-0000

PROPERTY ADDRESS (ES): 410 North LeClaire Avenue, Chicago, IL 60644

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

160297354345

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EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20 FEET OF LOT 15 AND LOT 16 (EXCEPT THE SOUTH 14 FEET THEREOF) IN BLOCK 4 IN WALLER'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN, (EXCPET THE NORTH 22 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 410 North LeClarie Avenue, Chicago, IL 60644

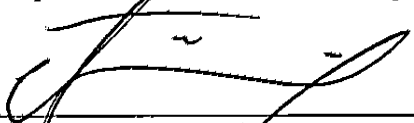
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Executed by the undersigned on Feb 2nd, 2017:

BV ACA II, LLC

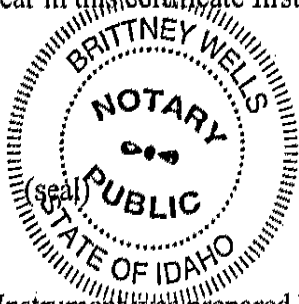
By: BV Management Services, Inc., an Idaho corporation, the Executive Manager


By: 
Cortney Liddiard, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 3 day of February, 2017, before me the undersigned, a notary public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., which corporation is the Executive Manager of BV ACA II, LLC, and the Executive Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Executive Manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
Residing at: Bonneville County, Idaho
My Commission Expires: 08-22-2019

This Instrument was prepared by: [Codilis + Assoc PC]

Please send subsequent Tax Bills to: 1 SW 030 N. Frontage Rd #100
Herman A. Townsend
410 N. Leclaire Ave
Chicago IL 60644