

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY



Doc# 1706634005 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 09:21 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2831637

Preparer File: BGA Holdings, LLC
FATIC No.: 2831637

THE GRANTOR, **BGA Holdings 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, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to, **The Vee Condominiums**, ~~an unmarried man~~, of Chicago, IL, County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

** a limited liability company*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (a) General real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

THIS IS NOT HOMESTEAD PROPERTY.


Permanent Real Estate Index Number(s): 25-33-116-067-0000 Vol. 0471



Address(es) of Real Estate: 12915 S Normal Ave
Chicago, IL 60628


In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, this:

24 day of February, 2017.

BGA Holdings LLC

By: 
Bill Assimakopoulos, its Manager

REAL ESTATE TRANSFER TAX		07-Mar-2017
	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00
25-33-116-067-0000 20170201615715 0-219-982-528		

REAL ESTATE TRANSFER TAX		07-Mar-2017
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00
25-33-116-067-0000 20170201615715 2-073-438-912		

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



First American
Title Insurance Company

Special Warranty Deed - LLC

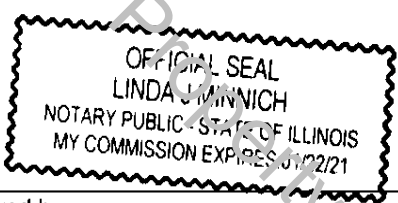
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the of the BGA Holdings LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such signed and delivered the said instrument, pursuant to authority given by the ~~Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company,~~ for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of Feb, 20 17.



Linda J Minnich
Notary Public

Prepared by:
Austin Jarrett, Ltd.
411 E. Business Center Drive, Ste 112
Mount Prospect, IL 60056

Mail to:
The Vee Condominiums
12915 S Normal Ave
Chicago, IL 60628

Name and Address of Taxpayer:
The Vee Condominiums
12915 S Normal Ave
Chicago, IL 60628

CLERK'S OFFICE OF COOK COUNTY



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Exhibit "A" – Legal Description

LOT 31 (EXCEPT THE SOUTH 2 FEET THEREOF) AND THE SOUTH 10 FEET OF LOT 32 IN BLOCK 9 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 31, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 28 AND SECTION 33, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

