

2.4.12

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After Recording Return
OS National, LLC
Attn Kelly Grady
2170 Satellite Blvd, Ste 200
Duluth, GA 30097

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Leaf Capital Investments LLC
8345 McCarthy Road
Palos Park, IL 60464

File #: OSLAW-04388



Doc# 1707344018 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2017 10:52 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27 day of FEBRUARY, 2017, by and between LEAF CAPITAL INVESTMENTS, LLC, Series H, an Illinois Limited Liability Company, whose address is 8345 McCarthy Road, Palos Park, IL 60464, hereinafter called GRANTORS, grant to LEAF CAPITAL OF DELAWARE LLC, whose address is 8345 McCarthy Road, Palos Park, IL 60464, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

CCRD REVIEWER Ry

REAL ESTATE TRANSFER TAX 14-Mar-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-23-116-033-0000 | 20170301623078 | 0-549-860-032

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

REAL ESTATE TRANSFER TAX 14-Mar-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-23-116-033-0000 | 20170301623078 | 2-025-056-960

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And the Grantors hereby covenant with said GRANTEE that the Grantors is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

LEAF CAPITAL INVESTMENTS, LLC, Series H,
an Illinois Limited Liability Company

By: [Signature]
JASON SNOREK, as Member/Manager

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was hereby acknowledged before me this 27 day of February 2017, By: JASON SNOREK, as Member/Manager For: LEAF CAPITAL INVESTMENTS, LLC, Series H, an Illinois Limited Liability Company, who is personally known to me or who has produced Drivers License, as identification, and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires: 4/23/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This instrument represents a transaction exempt under 35 ILCS 200/31-45(Paragraph e), of the IL Real Estate Transfer Tax Act

[Signature] Signature
3/13/17 Date Signed

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EXHIBIT A

ADDRESS : 1442 S AVERS AVE, UNIT 1 AND UNIT 2, CHICAGO, COOK,IL 60623
PARCEL IDENTIFICATION NUMBER : 16-23-116-033-0000
CLIENT CODE : 04388

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 23 IN BLOCK 2 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, STATE OF ILLINOIS; SITUATED IN COOK COUNTY IN THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated FEB 27, 20 17 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Jason Snorek
this 27 day of February,
20 17.



NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date FEB 27, 20 17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Jason Snorek
This 27 day of February,
20 17.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)