## **UNOFFICIAL COPY**

## **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 19th day of April, 2017 between MAPLE REAL ESTATE, LLC, an Illinois 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, party of the first part, and LPREV LLC, an Illinois limited liability company, whose address is 1435 W. Lill Avenue, Chicago, Illinois 60614, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the



Doc# 1710916109 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2017 03:38 PM PG: 1 OF 2

receipt whereof is hereby ack owledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 11 IN BLOCK 2 IN OAKWOOD SUBLIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditament, 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, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does cover ant, promise and agree, to and with the party of

And the party of the first part, for itself, and its successors, does cover ant, promise and agree, to and with the party of the second part, its successors 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 at WILL WARRANT AND DEFEND, subject to: covenants, conditions, easements and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general taxes for the year 20 to and subsequent years and special assessments; all building, dwelling and zoning code violations, if any; encroachments and matters of survey.

Permanent Real Estate Index Number(s): 20-22-217-030-0000 Address of real estate: 6524 S. Eberhart Avenue, Chicago, Illinois 60637

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

y: Jordan A. Gross, Managing Director

This instrument prepared by: Daniel N. Elkin, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

CCRD REVIEW

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## **UNOFFICIAL COPY**

MAIL TO:	(N)	SEND SUBŠEQ	UENT TAX BILLS TO:	
	(Name)	****		
	(Address)		(Name)	
	(City, State and Zip)	1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1. 10.1	(Address)	
		DEAL FOTATE TO A	(City_State.and.Zin)	
OR RECORDER'S OF	FICE BOX NO	REAL ESTATE TRAI		20-Apr-2017
		112A	CHICAGO: CTA:	225.00
STATE OF ILLINOIS	)		TOTAL:	90.00 315.00 •
CONDITION OF TOOK	) SS:	20-22-217-030-000	0   20161201694454	0-907-210-432
COUNTY OF COOK		* Total does not includ	le any applicable penalty	0-807-210-432 Or interest due
Given under m	Votary Public My Commission TERRE Off Notary Public	C - State of Illinois  C - State of Illinois  Expires Oct 4, 2020	Notary Public 15.00 80.00 80.00	79-872
SPECIAL WARRANTY DEED Limited Liability Company to Individual	MAPLE REAL ESTATE, LLC 55 W. MONROE STREET, SUITE 910 CHICAGO, ILLINOIS 60603  TO	ADDRESS OF PROPERTY: 6524 S. EBERHART AVE. CHICAGO, ILLINOIS 60637		20-22-217-030-0000   20161201694454   1-155-0

Box