

UNOFFICIAL COPY

16208990



Doc# 1712408336 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 03:11 PM PG: 1 OF 3

SPECIAL WARRANTY DEED (Company to Individual)

THE GRANTOR, FRANKLIN HOLDINGS, LLC – TWENTY-SEVENTH SERIES, an Illinois series 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, of the Village of Franklin Park, County of Cook, State of Illinois, for the consideration of Ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto JAMES SHELTON and CASSANDRA SHELTON, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 319 Mayfield, Chicago, Illinois, of the County of Cook, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent property index no. 13-32-310-021-0000
Property address: 1752 N. Melvina Avenue, Chicago, Illinois 60639

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 Grantor, 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 Grantee, its successors and assigns forever.

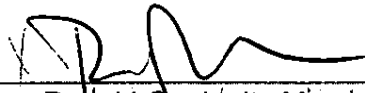
The Grantor for itself, and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, thorough or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

USI

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this present by its authorized Manager this 27th day of April, 2017

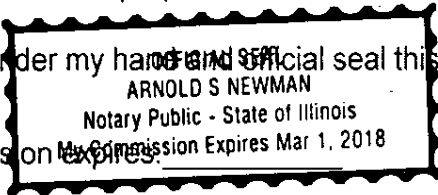
FRANKLIN HOLDINGS, LLC - TWENTY-SEVENTH SERIES

By: 
Ronald Gonka, Its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that RONALD GONKA, personally known to me to be the authorized Manager of **FRANKLIN HOLDINGS, LLC - TWENTY-SEVENTH SERIES**, an Illinois series limited liability company, appeared before me this day in person and acknowledged that as such authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 27th of April, 2017
commission expires Mar 1, 2018






NOTARY PUBLIC

This instrument was prepared by: Arnold S. Newman, Attorney at Law, 20 N. Clark Street, Suite 800, Chicago, Illinois 60602



After recording mail to: James Shelton and Cassandra Shelton
1752 N. Melvina Ave, Chicago, IL

Send tax bills to: James Shelton, 1752 N. Melvina Avenue, Chicago, Illinois 60639 60639

| REAL ESTATE TRANSFER TAX | 02-May-2017 |
|---|-------------------|
|  | CHICAGO: 2,625.00 |
| | CTA: 1,050.00 |
| | TOTAL: 3,675.00 * |

13-32-310-021-0000 | 20170401646267 | 1-727-545-792

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

| REAL ESTATE TRANSFER TAX | 02-May-2017 |
|--|------------------|
|   | COUNTY: 175.00 |
| | ILLINOIS: 350.00 |
| | TOTAL: 525.00 |

13-32-310-021-0000 | 20170401646267 | 1-903-930-048

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 (EXCEPT THE NORTH 14 FEET) AND LOT 3 (EXCEPT THE SOUTH 3 FEET) IN BLOCK 5 IN GALE AND WELCHS RESUBDIVISION OF BLOCK 27 TO 30 AND 4 TO 12 IN BLOCK 31, AND ALL OF BLOCKS 46 TO 50 IN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office