

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

1780986 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



Doc# 1713718127 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2017 02:51 PM PG: 1 OF 2

THIS INDENTURE, made this 5th day of May, 2017, between **First National Acquisitions 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 **Swift Irrevocable Trust 2**, party of the second part;

(GRANTEE'S ADDRESS) 1231 EAST 46TH STREET, UNIT 1W, CHICAGO, ILLINOIS 60653

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the managers of First National Holdings LLC, the sole member of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 2 IN SUBDIVISION OF LOT 3 AND THE WEST 5 FEET OF LOT 4 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 1 TO 4 IN WHITCOMB AND WARNERS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Easements, covenants, conditions and restrictions of record; public and utility easements and roads and highways; party wall rights and agreements, if any; all building code violations, if any; general taxes for the year 2016 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-03-421-013-0000

Property Address: 418 EAST 46TH PLACE, CHICAGO, ILLINOIS 60653

Together with all the singular and hereditaments 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 said 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 said party of the second part, their heirs assigns forever.

R/OK 2

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs 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, it **WILL WARRANT AND FOREVER DEFEND.**

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 Authorized Signatory, the day and year first above written.

First National Acquisitions LLC
By: First National Holdings LLC, Its Sole Member

By: Mary A. Cruz Andrews
Mary A. Cruz Andrews
Authorized Signatory

MAIL TO:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

178086

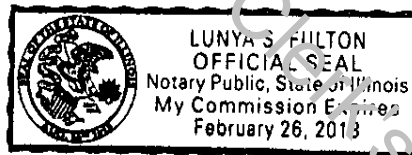
STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Mary A. Cruz-Andrews personally known to me to be an Authorized Signatory of First National Holdings LLC, a Delaware limited liability company, as sole member of First National Acquisitions LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of May, 2017.

George S. Fulton
Notary Public

My commission expires on 2/26/18.



This instrument was prepared by Antonio Senagore, 120 N LaSalle St Ste. 1220 Chicago, IL 60602

Mail to:

Frenzel Law LLC
120 W. Madison St.
Suite 200-70
Chicago, IL 60602

Name and Address of Taxpayer:

Swift Irrevocable Trust 2
1231 E. 46th St, Unit 1W
Chicago, IL 60653

REAL ESTATE TRANSFER TAX	15-May-2017
CHICAGO:	90.00
CTA:	36.00
TOTAL:	126.00 *

REAL ESTATE TRANSFER TAX	16-May-2017
COUNTY:	6.00
ILLINOIS:	12.00
TOTAL:	18.00

20-03-421-013-0000 | 20170501650519 | 1-711-722-944

20-03-421-013-0000 | 20170501650519 | 1-601-032-640

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