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Doc#: 1715008016 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2017 09:37 AM Pg: 1 of 3

Dec ID 20170501656943
ST/CO Stamp 1-314-744-768 ST Tax \$85.00 CO Tax \$42.50
City Stamp 0-497-884-864 City Tax: \$892.50

#50175

SPECIAL WARRANTY DEED (ILLINOIS)

THE GRANTOR, APEX MORTGAGE CORP., assignee of Asset Based Capital Inc., a corporation created and existing under and by virtue of the laws of the State of Pennsylvania, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BABU P, LLC - KAV P LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose principal place of business is 18525 Torrence Avenue, Lansing, IL 60438, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Above Space for Recorder's Use Only

LEGAL DESCRIPTION

Commonly known as: 421-24 E. 69th Street, Chicago, IL 60637 a/k/a
6900-06 S. Vernon Avenue, Chicago, IL 60637

STCD146-50086GE
Jof

P.I.N.: 20-22-414-020-0000 and 20-22-414-021-0000

(Subject to the following: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any).

The Warranty in this Deed shall extend only to the acts of Grantor.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President on this 5th day of May, 2017.

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563

APEX MORTGAGE CORP.,
Assignee of Asset Based Capital Inc.

By: Patrick Seymour - Patrick Seymour
Its: Vice President

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REAL ESTATE TRANSFER TAX 26-May-2017



| | |
|-----------|--------|
| COUNTY: | 42.50 |
| ILLINOIS: | 65.00 |
| TOTAL: | 127.50 |

20-22-414-020-0000 | 20170501656943 | 1-314-744-758

REAL ESTATE TRANSFER TAX 26-May-2017



| | |
|----------|----------|
| CHICAGO: | 837.50 |
| CTA: | 255.00 |
| TOTAL: | 892.50 * |

20-22-414-020-0000 | 20170501656943 | 0-497-884-864

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

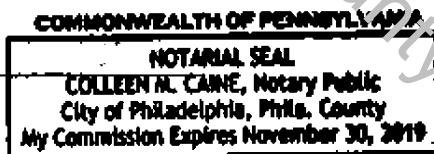
STATE OF Pennsylvania)
) SS
 COUNTY OF Montgomery)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Patrick Seymour personally known to me to be the Vice President of APEX MORTGAGE CORP., assignee of Asset Based Capital Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seals on this 17th day of May, 2017.

Colleen N. Caine
 NOTARY PUBLIC

My Commission Expires:

**MAIL TO:**

Mari Kathleen Zaraza
 Law Offices of Mari-Kathleen S. Zaraza P.C.
 500 Davis St. Suite 512
 Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

BABU P, LLC - KAV P LLC
 18525 Torrence Avenue
 Lansing, IL 60438

*This instrument was prepared by Robert M. Gomberg, GOMBERG SHARFMAN, P.C.,
 208 South LaSalle St., Suite 1410, Chicago, IL 60604*

(00283637)

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LEGAL DESCRIPTION

LOT 47 AND LOT 48 AND THE NORTH 8 FEET OF LOT 46 IN BLOCK 10 IN JOHNSTONS AND CLEMENT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD LANDS) IN COOK COUNTY, ILLINOIS.

AND

THE NORTH 22 FEET OF LOT 45 AND THE SOUTH 17 FEET OF LOT 46 IN BLOCK 10 IN JOHNSTON AND CLEMENT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD LANDS) IN COOK COUNTY, ILLINOIS.

Commonly known as: 421-24 E. 69th Street, Chicago, IL 60637 a/k/a
6900-06 S. Vernon Avenue, Chicago, IL 60637

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