

UNOFFICIAL COPY

THIS DEED WAS PREPARED BY:
Matthew Brotschul
Brotschul Potts LLC
30 N. LaSalle, Unit 1402
Chicago, Illinois 60602

AFTER RECORDING RETURN TO:
Evan Sauer
Reda & Des Jardins, LLC
736 N Western Ave., Suite 353
Lake Forest, IL 60045

40031194 13



Doc# 1715357045 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 11:12 AM PG: 1 OF 3

GIT

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of May 24, 2017 from **CORNELIA LINCOLN ACQUISITIONS, LLC**, an Illinois limited liability company, having an address of 1322 W Wolfram St, Chicago, IL ("Grantor"), to **TSUTOMU YAMAJI**, an individual, having an address of c/o Saratoga Property Advisors, LLC, 222 S. Morgan Dr., Suite 4D, Chicago, IL 60607 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or 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 (collectively, the "Real Property").

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

[Signatures on Following Page]

REAL ESTATE TRANSFER TAX	25-May-2017
CHICAGO:	38,250.00
CTA:	15,300.00
TOTAL:	53,550.00



17-06-302-002-0000 | 20170501660036 | 0-853-502-400

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

REAL ESTATE TRANSFER TAX	25-May-2017
COUNTY:	2,550.00
ILLINOIS:	5,100.00
TOTAL:	7,650.00



17-06-302-002-0000 | 20170501660036 | 1-927-244-224

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IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

CORNELIA LINCOLN ACQUISITIONS, LLC, an Illinois limited liability company

By: *[Signature]*
 Name: Michael Lerner
 Its: Authorized Signatory

ACKNOWLEDGEMENT

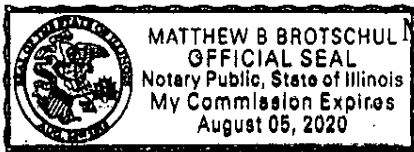
STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, **Michael N. Lerner**, the authorized signatory of **Cornelia Lincoln Acquisitions, LLC**, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 24 day of May, 2017.

[Signature]
 Notary Public

My commission expires on _____, _____



Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1: LOT 23 AND THE WEST 4 FEET OF LOT 22 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 8 FEET OF LOT 21 AND THE EAST 20 FEET OF LOT 22 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2151-53 W Division Street, Chicago, Illinois 60622

PINs: 17-06-302-003-0000
17-06-302-002-0000

~~When recorded return to~~

And all future tax bills shall be sent to:

Tsutomu Yamaji
c/o Saratoga Property Advisors, LLC
222 S. Morgan Dr., Suite 4D
Chicago, IL 60607

Property of Cook County Clerk's Office