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SPECIAL WARRANTY DEED

Doc#: 1715949166 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/08/2017 11:30 AM Pg: 1 of 2

Dec ID 20170601666224

ST/CO Stamp 2-009-392-832 ST Tax \$18.00 CO Tax \$9.00

THIS INDENTURE, made this 5th day of June, 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 **DLB Holdings LLC**, an Illinois limited liability company, party of the second part;

(GRANTEE'S ADDRESS) 272 10TH STREET, WHEELING, ILLINOIS 60090

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 **PROMISE, 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 4 (EXCEPT THE NORTH 15.0 FEET THEREOF) AND THE NORTH 15.0 FEET OF LOT 5 IN KINGSTON GREEN, A SUBDIVISION OF THE WEST 124.0 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 IN CUSTER AND VEEN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 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; parties in possession; party wall rights and agreements, if any; all building code violations, if any; annual benefits for the maintenance of the Calumet Union Drainage District for the years 2009 to 2016, and subsequent years; general taxes for the year 2016 and subsequent years;

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

Permanent Index Number(s): 29-20-304-038-0000

Property Address: 16419 ASHLAND AVENUE, MARKHAM, ILLINOIS 60428 - 5800

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.

REAL ESTATE TRANSFER TAX

08-Jun-2017



COUNTY:	9.00
ILLINOIS:	18.00
TOTAL:	27.00

29-20-304-038-0000 | 20170601666224 | 2-009-392-832



CITY OF MARKHAM
Water Stamp

Date 6/6/17

\$ 50.00 4302

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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

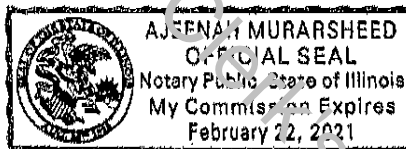
STATE OF ILLINOIS, COUNTY OF Cook ss.

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 June, 2017

Notary Public

My commission expires on 2-22-21



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

Mail to:

Name and Address of Taxpayer:

Mario Doctor
34 W 386 Valley Circle
St. Charles IL 60174

DLB Holdings LLC
34 W 386 Valley Circle
St. Charles IL 60174
5644