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SPECIAL WARRANTY DEED

Doc#: 1720812028 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2017 10:50 AM Pg: 1 of 2

Dec ID 20170701693604
ST/CO Stamp 1-644-664-256 ST Tax \$45.00 CO Tax \$22.50
City Stamp 1-302-871-488 City Tax: \$472.50

10/1
GIT

THIS INDENTURE, made this 20th day of July, 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 Veronica Garza and Alexi Soto, as tenants in common, party of the second part;

(GRANTEE'S ADDRESS) 2203 OLD FORT HILLS DRIVE, FORT WASHINGTON, MARYLAND 20744

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 18 AND THE NORTH 1/2 OF LOT 19 IN BLOCK 1 IN EGAN'S ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 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; proceedings in Cook County Circuit Court Case No. 2009 M1 402493 that are currently pending; general taxes for the year 2017 and subsequent years;

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

Permanent Index Number(s): 25-22-103-013-0000

Property Address: 11133 SOUTH EDBROOKE AVENUE, CHICAGO, ILLINOIS 60628 - 4312

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.

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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

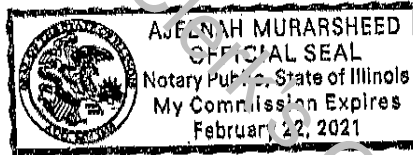
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Mary 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 20th day of July, 2017.

Ajeenah Murarsheed
Notary Public

My commission expires on 2-21-21.



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

Mail to: VERONICA GARZA
1243 E. 166th St
South Holland, IL
60473

Name and Address of Taxpayer: VERONICA GARZA
1243 E. 166th St
South Holland, IL
60473-2506

REAL ESTATE TRANSFER TAX		26-Jul-2017
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50
25-22-103-013-0000 20170701693604 1-644-664-256		

REAL ESTATE TRANSFER TAX		26-Jul-2017
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50 *
25-22-103-013-0000 20170701693604 1-302-871-488		
* Total does not include any applicable penalty or interest due.		