

UNOFFICIAL COPY



1723313032D

Special Warranty Deed
LLC TO
CORPORATION(S)

Doc# 1723313032 Fee \$42.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2017 11:57 AM PG: 1 OF 3

ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between CastleRock 2017, LLC a limited liability corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, and *(Name and Address of Grantee-s)* Jebb Food Services, Inc. an Illinois corporation of 920 Curtiss Street, Unit 666, Downers Grove, Illinois, 60515 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars 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 the authority of the Members of CastleRock 2017, LLC, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Jebb Food Services, Inc., his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 incumbered 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 DEFEND,

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

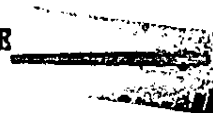
Permanent Real Estate Index Number(s): 25-22-305-023-0000, 25-22-305-024-0000

Address(es) of Real Estate:
220 E 116th St Chicago Illinois 60628-5621
and 222 E. 116th

© By FNTIC 2017

OC17018753

FIDELITY NATIONAL TITLE



S
P
S
SC
INT

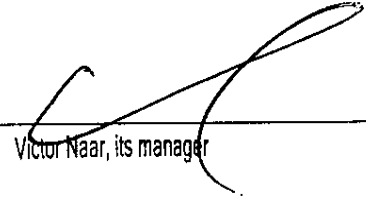
Rox

UNOFFICIAL COPY

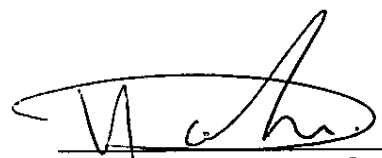
The date of this deed of conveyance is 08/11/2017.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed these presents by its Manager and attested by its Director of sales closings, on the date stated herein.

Name of Corporation:
CastleRock 2017, LLC


 By: Victor Naar, its manager

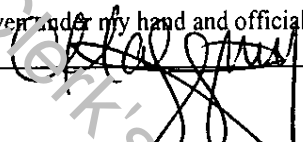
(Impress Corporate Seal Here)


 Attest: Victoria Dolan

State of Illinois
County of Cook


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor Naar personally known to me to be the manager of CastleRock 2017, LLC a New York, limited liability Corporation, and personally known to me to be the manager of said limited liability corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such manager and _____, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the members of said limited liability 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.

(Impress Seal Here)
(My Commission Expires _____)
 CAITLIN E HAGGERTY
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01HA6355950
 Qualified in Westchester County
 My Commission Expires 03-20-2021

Given under my hand and official seal 08/11/2017.

 Notary Public



This instrument was prepared by William Ryan Law offices of William S. Ryan 3101 N. Rose Street Franklin Park, IL 60131	Send subsequent tax bills to: Jebb Food Services, Inc. 920 Curtiss Street, Unit 666 Downers Grove, Illinois 60515	Recorder-main recorded document to: William S. Ryan PO Box 200 Franklin Park IL 60131
---	--	--

© By FNTIC 2017

REAL ESTATE TRANSFER TAX	16-Aug-2017
	
CHICAGO:	165.00
CTA:	56.00
TOTAL:	231.00

25-22-305-024-0000 | 20170801606970 | 1-216-779-200

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

REAL ESTATE TRANSFER TAX	16-Aug-2017
 	
COUNTY:	11.00
ILLINOIS:	22.00
TOTAL:	33.00

25-22-305-024-0000 | 20170801606970 | 1-196-846-528

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as:

220 E 116th St
Chicago, Illinois 60628-5621

Legal Description:

LOTS 1 AND 2 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING THEREOF IN O.R. HILLSTROM'S RESUBDIVISION OF LOTS 1,2,3 AND 4 IN BLOCK 9 OF KENSINGTON, BEING A SUBDIVISION OF THE SOUTHWEST 2/3 OF AN ACRE (LYING WEST OF THE ILLINOIS CENTRAL RAILROAD) OF THE NORTH 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 22, AND LOTS 1 AND 4 IN ASSESSOR'S SUBDIVISION OF THE NORTH 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office