SPECIAL WARRANTY DEED COPY

<u>Limited Liability Company to</u> Individual

Mail to:

Robert Patterson Cross IV, Ltd. 1207 North Dearborn Street Chicago, IL 60610 Doc#. 1725046264 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 09/07/2017 11:20 AM Pg: 1 of 2

Dec ID 20170801616266

ST/CO Stamp 1-447-996-352 ST Tax \$136.00 CO Tax \$68.00

City Stamp 1-599-777-728 City Tax: \$1,428.00

Send subsequent tax bills to:

Finigan, LLC 2951 N. Lincoln Ave. Chicago, IL 60657

LOT 41 (EXCEPT THE SOUTH 16 FEET THEREOF) AND ALL OF LOT 42 IN BLOCK 3 IN GARFIELD IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 46 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'S.

P.I.N.: 13-34-402-014-0000

Commonly known as: 1933 N. Kildare Ave., Chicago, IL 60639

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

17 PSA 267018LP
Law Chicago Title



UNOFFICIAL COPY

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, its 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 charge, 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: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents

Dated this 31 day of August 20 17.

G&S Properties, INC a la GAS Propertie luc.

By: Gus Spiropoulos Manager

STATE of Illinois)

SS.

COUNTY of Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Gus Spiropoulos , personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and coluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand an official seal this 31 day of August 2017.

OFFICIAL SEAL AMERICA VALERIE ACOSTA

NOTARY PUBLIC

This instrument was prepared by:

Acosta Law Offices, P.C. 2150 S. Canalport Avenue, Ste. 3C-8 Chicago, Illinois 60608