

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

Doc#: 1736149068 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/27/2017 12:02 PM Pg: 1 of 2

Dec ID 20171201670846  
ST/CO Stamp 0-847-918-112 ST Tax \$22.00 CO Tax \$11.00  
City Stamp 1-384-789-024 City Tax: \$231.00

**THIS INDENTURE**, made this 18<sup>th</sup> day of December, 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 **Douglas D. Bennett**; party of the second part:

(GRANTEE'S ADDRESS) 4012 WEST 192<sup>ND</sup> STREET, COUNTRY CLUB HILLS ILLINOIS 60478

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 **REMISE, 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 24 IN BLOCK 11 IN JOHNSTON & CLEMENT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 22, TOWNSHIP 38 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; general taxes for the year 2017 and subsequent years;

**PROPERTY CONVEYED IN AS-IS/WHERE-IS CONDITION**

Permanent Index Number(s): 20-22-415-036-0000

Property Address: 6964 SOUTH EBERHART AVENUE, CHICAGO, ILLINOIS 60637


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

REAL ESTATE TRANSFER TAX		22-Dec-2017
	CHICAGO:	165.00
	CTA:	66.00
	<b>TOTAL:</b>	<b>231.00 *</b>

20-22-415-036-0000 | 20171201670846 | 1-384-789-024

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

By   
Stephen Deely  
Authorized Signatory

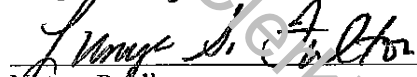
REAL ESTATE TRANSFER TAX		22-Dec-2017
	COUNTY:	11.00
	ILLINOIS:	22.00
	<b>TOTAL:</b>	<b>33.00</b>

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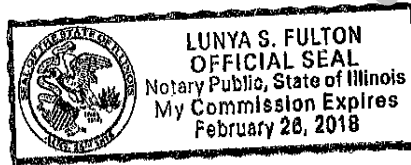
STATE OF ILLINOIS, COUNTY OF Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Stephen Deely 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, he signed, sealed and delivered this instrument as his 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 18<sup>th</sup> day of December, 2017.

  
Lunya S. Fulton  
Notary Public

My commission expires on 2/26/2018.



This instrument was prepared by Stephen G. Deely, 120 N LaSalle St Ste. 1220 Chicago, IL 60602

Mail to: D. Douglas Bennett  
4012 W. 192nd ~~Street~~ Place  
Country Club Hills, IL 60478

Name and Address of Taxpayer: Douglas Bennett  
4012 W. 192nd Place  
Country Club Hills, IL  
60478