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DOCUMENT PREPARED BY:

Claude E. Jones
325 W. Huron St., Suite 701
Chicago, Illinois 60654

AFTER RECORDING RETURN

TO:

Unistar Enterprises LLC
3008 W 145th Pl
Posen, Illinois 60469



Doc# 1800408278 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2018 03:43 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, **PIVOT GREEN VALLEY LLC**, a Illinois Limited Liability Company, having an address at 325 W. Huron St., Suite 701, Chicago, Illinois 60654 ("Grantor"), does CONVEY, GRANT, BARGAIN AND SELL to **UNISTAR ENTERPRISES LLC**, a Illinois limited liability company, having an address at 3008 W 145th Pl, Posen, Illinois 60469, ("Grantee"), all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference (herein collectively called the "Real Property").

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 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 all matters set forth on **Exhibit B**.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on **Exhibit B**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

[Signature Page to Follow]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

Pivot Green Valley LLC
a Illinois Limited Liability Company

By: *Claude E. Jones*
Printed Name: Claude E. Jones
Title: Managing Member

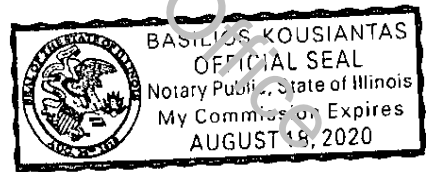
Property of Cook County, Illinois



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On the 19 day of Dec. in the year 2017 before me, the undersigned, personally appeared _____, the Managing Member of Pivot Green Valley, LLC Illinois limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

Basilios Koussiantas

(Signature and office of individual taking acknowledgment)



REAL ESTATE TRANSFER TAX		26-Dec-2017	
	COUNTY:	5.00	
	ILLINOIS:	10.00	
TOTAL:		15.00	

29-07-112-042-0000 | 20171201673413 | 1-391-335-456

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EXHIBIT A

Legal Description

29-07-112-042-0000: THE EAST ½ OF THE SOUTH ½ OF LOT 5 IN ROBERTSON AND YOUNG'S SUBDIVISION IN THAT PART OF THE NORTH FRACTIONAL 1/2, NORTH OF THE INDIAN BOUNDARY LINE IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1911 AS DOCUMENT 4878194 IN COOK COUNTY, ILLINOIS.

29-07-112-044-0000: LOT 2 IN RESUBDIVISION OF THE NORTH ½ OF LOT 4 IN ROBERTSON AND YOUNG'S SUBDIVISION OF PART OF THE FRACTIONAL ½ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 7, 1957 AS DOCUMENT NUMBER 1716537.

Permanent Real Estate Index Number: 29-07-112-042-0000 and 29-07-112-044-0000
Commonly Known As: 14600-14610 SOUTH WESTERN AVENUE, POSEN, ILLINOIS

Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office