

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2018 between MAPLE REAL ESTATE, 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 LPREV LLC, whose address is 1435 W. Lill Avenue, Chicago, Illinois 60614, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$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 of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successor 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:

PARCEL 1: LOT 9 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 6 IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT NUMBER 9286759;

PARCEL 2: THE SOUTH 1/2 OF THAT PART OF THE VACATED EAST AND WEST 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOT 9 (EXCEPT THE WEST 9 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

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 above described, with the appurtenances, unto the party of the second part, its successors 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, its successors 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: 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; general taxes for the year 2017-2nd installment and subsequent years.

Permanent Real Estate Index Number(s): 25-12-210-053-0000
Address of real estate: 2116 E. 98th Street, Chicago, Illinois 60617

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

By: 

Jordan A. Gross, Managing Director

This instrument prepared by: Daniel N. Elkin, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

DM

UNOFFICIAL COPY

MAIL TO: LPREV LLC
1435 W. LILL AVE. (Name)
 (Address)
CHICAGO IL 60614
 (City, State and Zip)

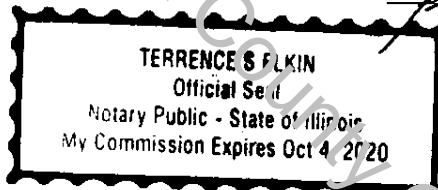
SEND SUBSEQUENT TAX BILLS TO:
LPREV LLC
 (Name)
1435 W. LILL AVE.
 (Address)
CHICAGO IL 60614
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan A. Gross, personally known to me to be Managing Director of MAPLE REAL ESTATE, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of February, 2018.



[Signature]
 Notary Public

REAL ESTATE TRANSFER TAX	08-Feb-2018
	CHICAGO: 127.50
	CTA: 51.00
	TOTAL: 178.50 *

REAL ESTATE TRANSFER TAX	08-Feb-2018
	COUNTY: 8.50
	ILLINOIS: 17.00
	TOTAL: 25.50

25-12-210-053-0000 | 20180201696403 | 0-608-524-832

25-12-210-053-0000 | 20180201696403 | 0-625-457-696

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

Box _____

SPECIAL WARRANTY DEED

MAPLE REAL ESTATE, LLC
 55 W. MONROE STREET, SUITE 910
 CHICAGO, ILLINOIS 60603

TO

LPREV LLC

ADDRESS OF PROPERTY:

2116 E. 98TH STREET
 CHICAGO, ILLINOIS 60617

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath covenants and warrants to the grantee(s) hereinafter named:

That affiant has an interest in the premises described below or in the proceeds of sale or is the grantor in the deed dated February 28, 2018 to LPREV LLC, grantee(s), conveying the following described premises:

PARCEL 1: LOT 8 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 6 IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT NUMBER 9286759;

PARCEL 2: THE SOUTH 1/2 OF THAT PART OF THE VACATED EAST AND WEST 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOT 9 (EXCEPT THE WEST 9 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

Since the date of August 4, 2017, affiant has not done or suffered to be done anything that could in any way adversely affect the title to premises, and no proceedings have been filed against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument in existence that could result in a judgment against affiant within five days from the date hereof.

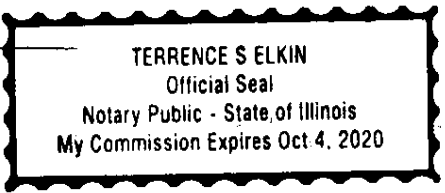
That this instrument is made to induce the said grantee's consummation of the purchase of premises.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

By: [Signature]
Jordan A. Gross, Managing Director

Subscribed and Sworn to before me this 28 day of February, 2018.

[Signature]
Notary Public



Office of Cook County Clerk