

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (LLC to LTD) (Illinois)

Doc#: 1811606102 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2018 11:42 AM Pg: 1 of 2

Dec ID 20180401633886
ST/CO Stamp 0-699-608-608 ST Tax \$215.00 CO Tax \$107.50

THIS AGREEMENT, made this 22nd day of March, 2018,
between AVAIL HOLDING LLC, a LLC created and existing
under and by virtue of the laws of the State of DE and duly
authorized to transact business in the State of Illinois, as
GRANTOR, and CIBROOK, LTD, an Illinois corporation

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in
consideration of the sum of Ten Dollars (\$10.00) and other
valuable consideration in hand paid by the GRANTEE(S), the
receipt whereof is hereby acknowledged, and pursuant to
authority of the Board of Directors of said LLC, by these
presents does REMISE, RELEASE, ALIEN AND CONVEY
unto the GRANTEE(S), and to its 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:

LOT 19 IN BLOCK 6 IN PARKHOLE, A SUBDIVISION OF BLOCK 14 IN GRANT LAND
ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 GRANTOR, 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 GRANTEE(S), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to
and with the GRANTEE(S), 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.

Permanent Real Estate Numbers: 16-21-402-038-0000

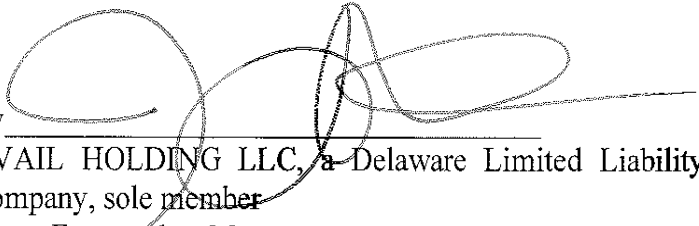
Address of the Real Estate: 1636 SOUTH 50TH CT, CICERO, IL 60804

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and
warrants the title against the lawful claims of all persons claiming by, through, and under it but
not further otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these
presents by its MANAGER, and, if applicable, to be attested by its
_____, the day and year first above written.

FIDELITY NATIONAL TITLE CH18006053 1 of 2

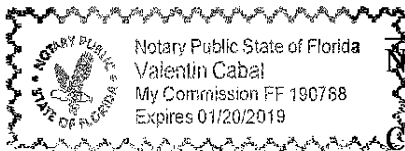
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By 
 AVAIL HOLDING LLC, a Delaware Limited Liability
 Company, sole member
 James Fratangelo - Manager

STATE OF FLORIDA)
) ss.
 COUNTY OF MIAMI-DADE)

I, VALENTIN CABAL, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Fratangelo, personally known to me to be the Manager of AVAIL HOLDING LLC, a Delaware Limited Liability, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manger, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of March, 2018.




 Notary Public

Commission Expires 1-20-2019

MAIL TO:

Cibrook Ltd
3551 W Fullerton
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:

Cibrook Ltd
3551 W Fullerton
Chicago, IL 60641

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

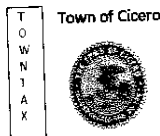
REAL ESTATE TRANSFER TAX

06-Apr-2018



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

16-21-402-038-0000 | 20180401633886 | 0-699-608-608



Address: 1636 S 50TH CT	Real Estate Transfer Tax
Date: 03/29/2018	\$2,150.00
Stamp #: 2018-4711	Payment Type: Check
By: ppertus	Compliance #: 2017-HL25XH1E