

OFF-1809034

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**SPECIAL
WARRANTY DEED**

Statutory (Illinois)
(LLC. to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 1814329035 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2018 09:17 AM Pg: 1 of 2

Dec ID 20180501666713
ST/CO Stamp 1-285-164-320 ST Tax \$55.00 CO Tax \$27.50
City Stamp 1-125-318-944 City Tax: \$577.50

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 10th day of May, 2018, between Galaxy Sites, LLC., a 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, 820 Church Street, suite 200, Evanston, IL 60201, party of the first part, and Yasin Yasin, 16537 S. 94th Ave., Orland Park, IL 60462, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of TEN and _____ no/100Dollars 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 company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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, his/her/their heirs 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, his/her/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 **WILL WARRANT AND DEFEND**, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, and (d) general property taxes and special assessments due for the year 2017 and subsequent years.

Permanent Real Estate Number(s): 19-26-417-061-0000

Address(es) of real estate: 7839 S. Trumbull Ave., Chicago, Illinois.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, and attested by its Asst. Secretary, this 10th day of May, 2018.

Galaxy Sites, LLC,
By: Urban Visions, Inc.- Its managing member,

By: Howard J. Beland
Secretary

Attest: [Signature]
Asst. Secretary

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard Berland personally known to me to be the Secretary of the Corporation, and Stanley Engelsen personally known to me to be the Asst. Secretary, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Secretary and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 2018.

Commission expires

06 - 14 20 19

Esperanza Baker
NOTARY PUBLIC

Place Seal Here



Legal Description: Lot 30 (except the North 15.74 feet thereof), all of Lot 31 and the North 7.38 feet of Lot 32 in Block 1 in J.W. Cooper's subdivision of the South 1/3 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



COUNTY: 27.50
ILLINOIS: 55.00
TOTAL: 82.50

19-26-417-061-0000

| 20180501666713 | 1-285-164-320

Prepared by: Brian A. Burak, Esq.
3116 RFD
Long Grove, IL 60047



CHICAGO: 412.50
CTA: 165.00
TOTAL: 577.50 *

19-26-417-061-0000 | 20180501666713 | 1-125-318-944

Total does not include any applicable penalty or interest due.

Subsequent tax bills to:

Yasin Yasin
11447 S. Oak Park Ave
Worth, IL 60482

Return to:

Unzueta Law Group PC
115 W. Main Street
Bensenville IL 60106