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SPECIAL WARRANTY DEED



Doc# 1816349224 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 01:52 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR, 3040 N SOUTHPORT LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to IVAF HOLDINGS, LLC, a(n) Illinois limited liability company ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS," "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number: 14-29-109-035-0000

Address of Real Estate: 3040 N. Southport Ave., Chicago, IL 60657 ("Real Estate")

REAL ESTATE TRANSFER TAX	12-Jun-2018
 CHICAGO:	12,000.00
CTA:	4,800.00
TOTAL:	16,800.00 *

REAL ESTATE TRANSFER TAX	12-Jun-2018
 COUNTY:	800.00
 ILLINOIS:	1,600.00
TOTAL:	2,400.00

14-29-109-035-0000 | 20180501685972 | 0-958-138-656

14-29-109-035-0000 | 20180501685972 | 1-385-433-376

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

CCRD REVIEW 

879 LLC 9

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

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Dated the 8th day of June, 2018.

3040 N SOUTHPORT LLC,
an Illinois limited liability company

By: Andrew J Millard
Andrew Millard, one of its Managers

State of Illinois)
County of Cook) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Millard, one of the Managers of 3040 N SOUTHPORT LLC, an Illinois limited liability company, 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 that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 8th day of June, 2018.



Paige M. Krause
Notary Public

This instrument was prepared by:

Chad M. Poznansky, Esq.
Clark Hill PLC
130 E. Randolph Street, Suite 3900,
Chicago, IL 60601

UPON RECORDING RETURN TO:

Michael A. Goldhirsh, Esq.
2107 Magnolia Lane
Highland Park, Illinois 60035

SEND SUBSEQUENT TAX BILLS TO:

IVAF HOLDINGS, LLC
411 W. Ontario St. #201
Chicago, IL 60654

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LEGAL DESCRIPTION

LOT 8 IN BLOCK 5 IN THE SUBDIVISION BY EXECUTORS OF W.E. JONES OF THAT PART LYING NORTH OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Exhibit A

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF;
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
3. PUBLIC AND UTILITY EASEMENTS;
4. ACTS DONE BY OR SUFFERED THROUGH BUYER;
5. EXISTING LEASES AND TENANCIES, IF ANY;
6. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED.

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