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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

O CO CONTRACTOR OF THE CONTRAC 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) III: nois described real estate situated in the County of Coo's in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does coverant, 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 excumbered or charged, except as herein recited, and that the said premises against all persons lawfelly 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.

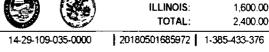
Permanent Real Estate Index Number: 14-29-109-035-0000

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

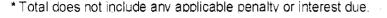
REAL ESTATE TRANS	FER TAX	12-Jun-2018
21 A.S.	CHICAGO:	12,000.00
	CTA:	4,800.00
	TOTAL:	16,800.00 *
14-29-109-035-0000	20180501685972	0-958-138-656

14-29-10	9-035-0000	20

REAL ESTATE TRANSFER TAX



COUNTY:





12-Jun-2018

800.00

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Dated the May of June, 2018.

3040 N SOUTHPORT LLC, an Illinois limited liability company

By:

Andrew Millard one of its Managers

State of SS County of 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 at 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 scal the B

31<u>1</u>day of

M. Warn

PAIGE M KRAUSE Official Seal Notary Public – State of Illinois My Commission Expires May 2, 2021

This instrument was prepared by:

Chad M. Poznansky, Esq.

Clark Hill PLC

130 E. Randolph Street, S lite 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. Ontapio 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.

Permanent Lidex Number: 14-29-109-035-0000

ate:

Cook County Clark's Office Address of Real Estate:

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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. PUPLIC 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