

# UNOFFICIAL COPY

Doc#: 1822549058 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2018 09:35 AM Pg: 1 of 1

**PREPARED BY:**  
Beth D. Wade  
1500 Hicks Rd, Suite 400  
Rolling Meadows, IL 60008

Dec ID 20180701642895  
ST/CO Stamp 1-061-015-328 ST Tax \$850.00 CO Tax \$425.00

FIDELITY NATIONAL TITLE

SC18012587  
1065

## SPECIAL WARRANTY DEED-CORPORATION TO LIMITED LIABILITY COMPANY Statutory (Illinois)

THE GRANTOR, **GUAGLIARDO DRYWALL COMPANY, INC.**, a Corporation 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, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, does GRANT, SELL AND CONVEY to GRANTEE, **1320 GLADSTONE, LLC**, that certain tract of real property situated in the COUNTY OF COOK, STATE OF ILLINOIS, as more particularly described, to wit:

LOTS 35 AND 36 IN PAIWAUKEE BUSINESS CENTER UNIT TWO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (s): 03-11-409-015-0000 and 03-11-409-016-0000  
PROPERTY ADDRESS: 250-252 CHADDICK DRIVE, WHEELING, IL 60090

together with any and all rights appertaining thereto, and any and all improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being hereinafter collectively referred to as the "Property") SUBJECT TO general taxes for the year 2018 and subsequent years, and covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever, subject to the matters set forth herein; and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singularly the Property unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise and subject to the Permitted Exceptions.

Dated this 31<sup>st</sup> day of July, 2018.

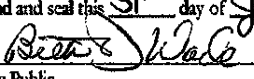
  
\_\_\_\_\_  
GUAGLIARDO DRYWALL COMPANY, INC.

  
\_\_\_\_\_  
JOSEPH GUAGLIARDO, SECRETARY

  
WHEELING  
Real Estate Transfer Approved  
Initials NB Date 8/13/18  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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 **JOSEPH GUAGLIARDO, SECRETARY, GUAGLIARDO DRYWALL COMPANY, INC.**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/hers/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 31<sup>st</sup> day of July, 2018.  
  
\_\_\_\_\_  
Notary Public  
My commission expires: 04/26/22

**OFFICIAL SEAL**  
**BETH D WADE**  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 04/26/22

REAL ESTATE TRANSFER TAX	09-Aug-2018
COUNTY:	425.00
ILLINOIS:	850.00
TOTAL:	1,275.00
03-11-409-015-0000   20180701642895   1-061-015-328	