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Doc#: 1825341122 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2018 01:09 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

41040605(1/1)

GIT

Dec ID 20180901675266
ST/CO Stamp 1-992-515-744 ST Tax \$12.50 CO Tax \$6.25
City Stamp 0-554-061-984 City Tax: \$131.25

THIS INDENTURE, made this September 4, 2018, between **First National Acquisitions LLC**, an Illinois 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, party of the first part, and **Joseph Burton and Diane Burton as joint tenants**; party of the second part;

(GRANTEE'S ADDRESS) 2450 WEST LEXINGTON STREET, CHICAGO, ILLINOIS 60612

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the managers of First National Holdings LLC, the sole member of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 10 IN THE SUBDIVISION OF LOTS 27 TO 33 INCLUSIVE AND THE EAST 5 FEET OF LOT 34 IN H.R. SPAFFORD'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Easements, covenants, conditions and restrictions of record; public and utility easements and roads and highways; party wall rights and agreements, if any; all City of Chicago building code violations, if any; general taxes for the year 2017 and subsequent years;

PROPERTY CONVEYED IN AS-IS/WHERE-IS CONDITION

Permanent Index Number(s): 16-13-407-034-0000

Property Address: 2448 WEST LEXINGTON STREET, CHICAGO, ILLINOIS 60612

Together with all the singular and 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 said 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 said party of the second part, their heirs assigns forever.

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, the day and year first above written.

First National Acquisitions LLC
By: First National Holdings LLC, Its Sole Member

By [Signature]
Greg Reiter
Authorized Signatory

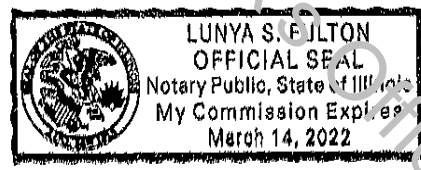
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Greg Reiter personally known to me to be an Authorized Signatory of First National Holdings LLC, a Delaware limited liability company, as sole member of First National Acquisitions LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of September, 2018.

[Signature]
Notary Public

My commission expires on 3/14/22.



This instrument was prepared by Stephen G. Deely, 120 N LaSalle St Ste. 1220 Chicago, IL 60602

Mall to:

Joe Burton
2450 W. Lexington
Chicago, IL 60612

Name and Address of Taxpayer:

Joe Burton
2450 W Lexington
Chicago, IL 60612