

# UNOFFICIAL COPY

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

6717763 1/2  
SPECIAL WARRANTY DEED



Doc# 1825549098 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2018 02:51 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR, 2727 NORTH HAMLIN 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 JASON ESTERL, a(n) Asingelman man ("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 covenants, promises and agrees, 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: 13-26-303-017-0000

Address of Real Estate: 2727 N. Hamlin Avenue, Chicago, IL 60647 ("Real Estate")

REAL ESTATE TRANSFER TAX	11-Sep-2018
	CHICAGO: 5,700.00
	CTA: 2,280.00
	<b>TOTAL: 7,980.00 *</b>

REAL ESTATE TRANSFER TAX	11-Sep-2018
	COUNTY: 380.00
	ILLINOIS: 760.00
	<b>TOTAL: 1,140.00</b>

13-26-303-017-0000 | 20180801673211 | 1-043-304-608

13-26-303-017-0000 | 20180801673211 | 2-142-474-400

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

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Dated this 7 day of September, 2018.

2727 NORTH HAMLIN LLC,  
an Illinois limited liability company

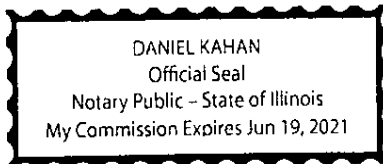
By: ASHFORD GROUP LLC,  
an Illinois limited liability company,  
its sole Member

By: *J. I. Aeder*  
Jeffrey I. Aeder, Manager

State of Illinois )  
                          ) SS.  
County of Cook    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey I. Aeder, Manager of ASHFORD GROUP LLC, an Illinois limited liability company, sole Member of 2727 NORTH HAMLIN 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 5 day of September, 2018.



*Daniel Kahan*  
Notary Public

This instrument was prepared by:

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

**UPON RECORDING RETURN TO:**

George Pecherek, Esq.  
George Pecherek & Associates  
8041 N. Milwaukee Ave.  
Niles, IL 60714

**SEND SUBSEQUENT TAX BILLS TO:**

JASON ESTERL  
3444 W. WRIGHTWOOD AVE  
CHICAGO, ILLINOIS 60647

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## Exhibit A

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR 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 GRANTEE;
5. EXISTING LEASES AND TENANCIES;
6. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED;
7. ENCROACHMENT OF THE CYCLONE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY LYING NORTH AND ADJOINING BY APPROXIMATELY .49 AND .67 FEET AS SHOWN ON SURVEY NUMBER 2018-26227 PREPARED BY UNITED SURVEY SERVICE LLC DATED AUGUST 23, 2018; AND
8. ENCROACHMENT OF THE CYCLONE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY LYING SOUTH AND ADJOINING BY APPROXIMATELY .45 FEET AS SHOWN ON SURVEY NUMBER 2018-26227 PREPARED BY UNITED SURVEY SERVICE LLC DATED AUGUST 23, 2018.

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## LEGAL DESCRIPTION

LOT 17 IN BLOCK 2 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 25 ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

## ADDRESS OF THE REAL ESTATE:

2727 N. Hamlin Avenue, Chicago, IL 60647

## PERMANENT IDENTIFICATION NUMBER:

13-26-303-017-0000

Property of Cook County Clerk's Office