

UNOFFICIAL COPY

SPECIAL Warranty DEED

41041946 (P.2)
(4/7)

GIT

Doc#: 1836149031 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 09:02 AM Pg: 1 of 2

Dec ID 20181201659209
ST/CO Stamp 1-506-199-200 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-926-940-320 City Tax: \$3,675.00

THE GRANTOR(S), CGA CHICAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does **REMISE, RELEASE, ALIEN AND CONVEY** to FC Realty LLC Series Jackson, all the following described land, situate in the County of COOK and State of ILLINOIS known and described as follows, to wit:

LOTS 1 AND 2 IN BLOCK 10 IN LAMBERT TREE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3901 W. Jackson Blvd, Chicago, IL 60624; PIN NO. 16-14-108-011-0000

SUBJECT TO: Covenants, conditions, easements and restrictions of record, General taxes for 2018 and subsequent years

Together with all the singular and hereditaments and appurtenances thereto 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 and assigns forever.

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 incumbered 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.**

Dated 12/12/18

CGA Chicago LLC

By: [Signature]
James Athanasopoulos Authorized signatory

REAL ESTATE TRANSFER TAX		21-Dec-2018	
	COUNTY:	175.00	
	ILLINOIS:	350.00	
	TOTAL:	525.00	
16-14-108-011-0000		20181201659209 1-506-199-200	

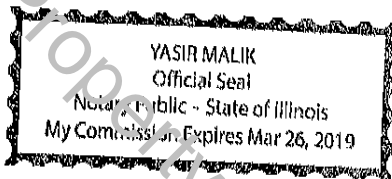
REAL ESTATE TRANSFER TAX		21-Dec-2018	
	CHICAGO:	2,625.00	
	CTA:	1,050.00	
	TOTAL:	3,675.00 *	
16-14-108-011-0000		20181201659209 1-926-940-320	

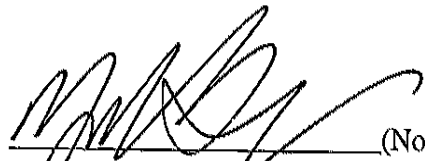
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPYSTATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James Athanasopoulos, personally known to me to be the same person(s) whose name(s) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of DECEMBER, 2018




(Notary Public)

Prepared By: Athanasopoulos & Koleczek LLC
111 S Wacker, Suite 4730
Chicago, IL 60606

Mail To:

Ashen/Faulkner
217 N Jefferson St, Suite 601
Chicago, IL 60661-1114

Name & Address of Taxpayer

FC Realty LLC Series Jackson
2844 W. MCLEAN AVE.
CHICAGO, IL 60647