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Doc#. 1907857037 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2019 09:42 AM Pg: 1 of 3

Mail to:
FW2439 LLC
1000 W. WASHINGTON
SUITE 147
CHICAGO, IL 60607

Dec ID 20190201602387
ST/CO Stamp 1-925-297-568 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-686-975-904 City Tax: \$3,465.00

19NW07.37248PK

SPECIAL WARRANTY DEED

THE GRANTOR, TD REO FUND, LLC, a limited liability company organized under the laws of the State of California, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to **FW2439 LLC**, an Illinois Limited Liability Company, the real estate situated in the County of **COOK**, State of Illinois, to wit,

ALL OF LOT 31 AND THE WEST 1/2 OF LOT 32 IN FARGO-JARVIS' SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Commonly known as 2439 W. FARGO AVE., CHICAGO, IL 60645

PIN 10-25-416-041-0000

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its CRO, this 27 day of February, 2019.

TD REO FUND, LLC

by  _____

