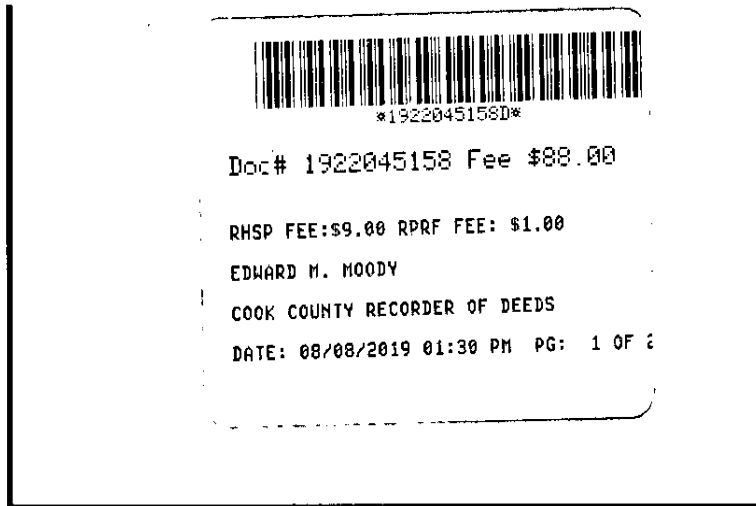


UNOFFICIAL COPY

SPECIAL WARRANTY DEED



THIS INDENTURE, made this 11th day of July, 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 **Thomas M. Doyle Builders, Inc.**, an Illinois Corporation, party of the second part;

(GRANTEE'S ADDRESS) 7649 WEST 123RD PLACE, PALOS HEIGHTS, ILLINOIS 60463

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 manager 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 47 IN EUREKA SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2018 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-04-331-017-0000

Property Address: 513 WEST 46TH PLACE, CHICAGO, ILLINOIS 60609

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.

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**.

S
P
S
M
SC
E
INT

REAL ESTATE TRANSFER TAX		08-Aug-2019	
COUNTY:	32.50	ILLINOIS:	65.00
TOTAL:	97.50		

20-04-331-017-0000 | 20190701630055 | 1-280-564-320

REAL ESTATE TRANSFER TAX		18-Jul-2019	
CHICAGO:	487.50	CTA:	195.00
TOTAL:	682.50 *		

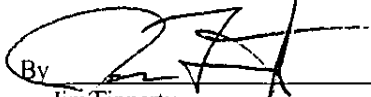
20-04-331-017-0000 | 20190701630055 | 0-195-859-552

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

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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 Manager, the day and year first above written.

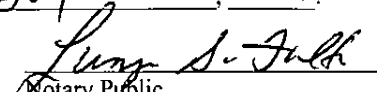
First National Acquisitions LLC
By: First National Holdings LLC, Its Sole Member

By 
Jim Finnerty
Authorized Signatory

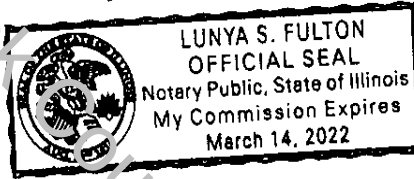
STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jim Finnerty 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 12th day of July, 2019.


Notary Public

My commission expires on 3/14/22



This instrument was prepared by Greg Reiter, attorney, First National Holdings, LLC, 20 N LaSalle St #1220, Chicago, IL 60602

Mail to:

Roger Tsam
2912 S. Westworth Ave 1st Floor
Chicago, IL 60616

Name and Address of Taxpayer:

Thomas M. Doyle Builders Inc.
7649 W 123rd place
Palos Hills, IL 60463