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THIS DOCUMENT WAS PREPARED BY:

Warren E. Silver
Brown, Udell, Pomerantz, & Delrahim, Ltd.
225 W. Illinois Street, Suite 300
Chicago, IL 60654



Doc# 1930434089 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2019 10:51 AM PG: 1 OF 3

AFTER RECORDING RETURN TO:

Field and Goldberg, LLC
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603
Attn: Scott A. Weinslein

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 24 day of October, 2019 by **HIC ARO 2 LLC**, an Illinois limited liability company (the "Grantor"), having an office at 4104 North Harlem Avenue, Norridge, Illinois, to **JOSEPH SCHECK**, (the "Grantee"), having an address at 2040 North Bissell Street #G, Chicago, Illinois. B.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

S Y
P 3
S +
M -
SC Y
E -
INT M

REAL ESTATE TRANSFER TAX	30-Oct-2019
CHICAGO:	4,987.50
CTA:	1,995.00
TOTAL:	6,982.50 *

REAL ESTATE TRANSFER TAX	31-Oct-2019
COUNTY:	332.50
ILLINOIS:	665.00
TOTAL:	997.50

16-01-210-005-0000 | 20191001620954 | 0-116-334-944

16-01-210-005-0000 | 20191001620954 | 1-665-326-688

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

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

HIC ARO 2 LLC
an Illinois limited liability company

By: [Signature]
Name: Lawrence A. Gerlach
Its: Vice President

STATE OF ILLINOIS
COUNTY OF COOK

ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LAWRENCE A. Gerlach as a VP of HIC ARO 2 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 23rd day of October, 2019.

Vivian P. Schmalbach
Notary Public

MAIL SUBSEQUENT TAX BILLS TO:
Joseph Scheck
2040 N. Bissell Street #G
Chicago, IL 60614



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EXHIBIT A TO DEED

LEGAL DESCRIPTION

THE SOUTH 16 2/3 FEET OF LOT 44 AND THE NORTH 16 2/3 OF LOT 43 IN BLOCK 7 IN HARVEY M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1447 North Washtenaw Avenue, Chicago, Illinois

PIN: 16-01-210-005-0000

Property of Cook County Clerk's Office