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2003117042D

Doc# 2003117042 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 11:39 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2984646

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

THIS INDENTURE, made this 6 day of January, 2020 between WHEELER FINANCIAL, INC., an Illinois corporation 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 Castaldo Development, LLC whose address is 1500 W. Chicago Ave., Chicago, Illinois 60642, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$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 of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to said parties heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Together with all and singular the 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 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 party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and to said parties 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 DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number(s): 15-04-114-053-0000

Address of real estate: 1716 N. 34th Ave., Stone Park, Illinois 60165

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year first above written.

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray, President

REAL ESTATE TRANSFER TAX

29-Jan-2020



| | |
|-----------|--------|
| COUNTY: | 39.75 |
| ILLINOIS: | 79.50 |
| TOTAL: | 119.25 |

15-04-114-053-0000

| 20200101685494 | 1-355-291-488

Prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

SEARCHED
INDEXED
SERIALIZED
FILED

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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 Timothy E. Gray, personally known to me to be the President and Director of Wheeler Financial, Inc. of said corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and that he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of January, 2020.



[Signature] (Notary Public)

Mail to:

Name and Address of Taxpayer:

CASTALDO Development LLC
15376 Summit Avenue
Unit 1F
Oakbrook Terrace IL
60181

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$318.00-1716 N 34th Ave
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4

[Faint handwritten text]

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: LOTS 15 AND 16 IN BLOCK 12 IN H.O. STONE AND COMPANY'S WORLD'S FAIR ADDITION, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10262949 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-04-114-053-0000 (VOL. 155)

Property Address: 1716 North 34th Avenue, Stone Park, Illinois 60165

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

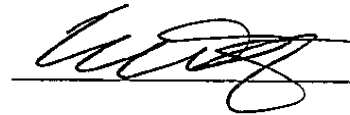
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Given under my hand and official seal, this 10 day of January, 2020.

 (Notary Public)



Mail to:

Name and Address of Taxpayer:

CASTALDO Development LLC
15376 Summit Avenue
UNIT 1F
OAKBROOK Terrace II
60481

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$318.00-1716 N 34th Ave
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4