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SPECIAL WARRANTY DEED



Doc# 2004515184 Fee \$93.00

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

EDUARD M. MOODY
COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2020 09:46 AM PG: 1 OF 2

THIS INDENTUKE made this 2nd day of January, 2020, 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 L.A. DEVELOPMENT CORP, an Illinois corporation, whose address is 3340 Sunset Trail, Northbrook, Illinois 60062, party of the second part; 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 managers of First National Holdings LLC, the sole member of said company, by these presents does REMISE, WILEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOPEVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 24 IN BLOCK 1 IN THE SUBDIVISION OF 1/1E NORTH 16 2/3 ACRES OF THE SOUTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Easements, covenants, conditions and restrictions of record; public and utility easements and roads, alleys and highways; party wall rights and agreements, if any; part es in possession; all building code violations; any and all unpaid and delinquent real estate taxes and all subsequent years real estate taxes;

PROPERTY CONVEYED IN AS-IS/WHERE-IS CONDITION

Permanent Index Number(s): 19-01-219-014-0000

Property Address: 4210 South Rockwell Street, Chicago, Illinois 60632

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,

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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.

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 Authorized Signatory, the day and year first above written.

First National Acquisitions LLC

By: First National Holdings LLC, Its Sole Member

Jim Finnecty

Authorized Signatory

STATE OF ILLY OIS

COUNTY OF COOK

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 3th day of



KYLE F ENRIQUEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires March 20, 2021

imission expires on

This instrument was prepared by First National Acquisitions LLC, 120 N LaSalle St Ste. 1220 Chicago, at 50/02

Mail to:

L.A. DEVELOPMENT CORP. 3340 SUNSET TRAIL NORTHBROOK, IL 60062

Name and Address of Taxpayer:

L.A. DEVELOPMENT CORP. 3340 SUNSET TRAIL NORTHBROOK, IL 60062

REAL ESTATE TRANSFER TAX		13-Feb-2020
	CHICAGO:	225.00
	CTA:	90.00
	TOTAL:	315.00 *
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Total does not include any applicable penalty or interest due.

REAL ESTATE	TRANSFER	TAX	13-Feb-2020
		COUNTY:	15.00
		ILLINOIS:	30.00
		TOTAL:	45.00
19-01-219	-014-0000	20200201614474	1-191-216-992