

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, ARVACO LLC, A-3, an Illinois Limited Liability

Company in consideration of \$10.00 and other good and valuable consideration, the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of special warranty to **THE GRANTEE, FEEMARK LLC, an Illinois Limited Liability Company**, all of Grantor's right, title and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

Management

SEE ATTACHED LEGAL DESCRIPTION

CKA: 7337 S Vernon Ave. Chicago IL 60619
PIN: 20-27-217-013-0000

This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for 2020 and subsequent years; covenants, conditions and restrictions of record, if any.

To have and to hold the property to Grantee, its successors and assigns forever, and Grantor does bind itself and its successors and assigns to specially warrant and forever defend the property, subject to the permitted encumbrances, to Grantee, its successors and assigns, against the lawful claims of every person claiming through Grantor but against no other.

THIS IS NOT HOMESTEAD PROPERTY

DATED this 17th day of OCTOBER 2020.



ARVACO LLC, A-3
an Illinois Limited Liability Company
By: Arvanitis Arvanitis, Manager

REAL ESTATE TRANSFER TAX	04-Nov-2020
CHICAGO:	1,012.50
CTA:	405.00
TOTAL:	1,417.50 *



20-27-217-013-0000 | 20201001636555 | 1-026-575-328

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

Doc#: 2104717027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 10:25 AM Pg: 1 of 3

Dec ID 20201001636555
ST/CO Stamp 2-100-317-152 ST Tax \$135.00 CO Tax \$67.50
City Stamp 1-026-575-328 City Tax: \$1,417.50

FIDELITY NATIONAL TITLE

CH 20005323

REAL ESTATE TRANSFER TAX	04-Nov-2020
COUNTY:	67.50
ILLINOIS:	135.00
TOTAL:	202.50



20-27-217-013-0000 | 20201001636555 | 2-100-317-152

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gus Arvanitis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as a Manager of ARVACO LLC, A-3, for the uses and purposes therein set forth.

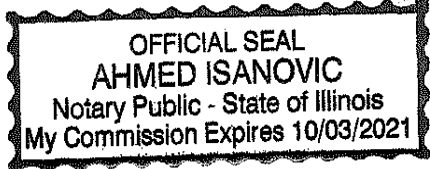
SIGNED AND SWORN TO BEFORE ME
THIS 17th DAY OF OCTOBER 2020.

Ahmed Isanovic
NOTARY PUBLIC

DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 1507, Chicago, IL 60602

RETURN DOCUMENT TO: AND TAX BILLS: Freemark Mgmt LLC
924 N. Western Ave, Park Ridge IL
60068

Grantees Address:
Freemark Management LLC
942 N Western Ave
Park Ridge, IL 60068



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EXHIBIT A

Order No.: CH20005323

For APN/Parcel ID(s): 20-27-217-013-0000

For Tax Map ID(s): 20-27-217-013-0000

LOT 21 (EXCEPT THE SOUTH 10 FEET) AND LOT 22 (EXCEPT THE NORTH 10 FEET) IN BLOCK 1 IN M. BIEFIELD'S SUBDIVISION OF LOTS 6 TO 10, BOTH INCLUSIVE, IN BLOCK 2 IN WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office