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SPECIAL WARRANTY DEED

Doc# 2313715017 Fee ≇88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2023 11:24 AM PG: 1 OF 2

LOT 17 IN BLOCK 4 IN FRAZIER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 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; parties 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): 16-13-305-008-0000

Property Address: 3041 W. Flournoy St., Chicago, Illinois 60612

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

Gregory Rener

Authorized Signatory

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Gregory Reiter 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

26 day of

. 2023.

ANA VIRLAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 18, 2026

My commission expires on

Notary Public

This instrument was prepared by First National Acquisitions LLC, 201 W. Lake St., Stc. 601, 1220 Chicago L 60606

Mail to:

CHICAGO TRUST COMPANY #74-3605, 10437 LAPORTE OAK LAWN, IL 60453

 CHICAGO:
 7.50

 CTA:
 3.00

 TOTAL:
 10.50

16-13-305-008-0000 | 20230401699000 | 2-142-171-856

Name and Address of Taxpayer:

CHICAGO TRUST COMPANY #74-3605, 10437 LAPORTE OAK LAWN, IL 60453

REAL ESTATE TRANSFER TAX			17-May-2023
		COUNTY:	0.50
		ILLINOIS:	1.00
		TOTAL	1.50
16-13-305-008-0000		20230401699000	1-221-259-984

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