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SPECIAL WARRANTY DEED



2316657027D

Doc# 2316657027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2023 03:44 PM PG: 1 OF 2

THIS INDENTURE made this 15 day of June, 2023, 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 **GEL PROPERTIES LLC**, an Illinois limited liability company, 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, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2111-G2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2101 E. 67TH STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0512519049, AS AMENDED, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, 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): 20-24-402-023-1002

Property Address: 2111 E. 67th St., Unit G-2, Chicago IL, Illinois 60649

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,

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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 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.

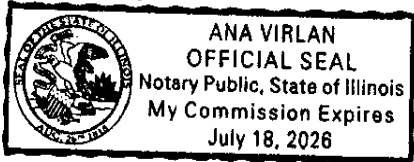
First National Acquisitions LLC
By: First National Holdings LLC, Its Sole Member

By 
Gregory Reiter
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 15 day of June, 2023.





Notary Public



My commission expires on July 18, 2026

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

Mail to:
GEL PROPERTIES LLC
8201 LOCKWOOD AVE.
SKOKIE, ILLINOIS 60077

Name and Address of Taxpayer:
GEL PROPERTIES LLC
8201 LOCKWOOD AVE.
SKOKIE, ILLINOIS 60077

REAL ESTATE TRANSFER TAX		15-Jun-2023
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00 *

REAL ESTATE TRANSFER TAX		15-Jun-2023
	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00

20-24-402-023-1002 | 20230501634294 | 1-290-036-944

20-24-402-023-1002 | 20230501634294 | 1-152-280-272

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