

UNOFFICIAL COPY

0030061570

0010/0268 27 001 Page 1 of 2

2003-01-14 13:40:12

Cook County Recorder 26.50



Chicago Title Insurance Company

SPECIAL WARRANTY DEED

(LLC to Individual)



0030061570

1074

FIRST AMERICAN TITLE order #

255764

2

THIS INDENTURE made this 17th day of December, 2002 between Landrosh Development, LLC, a LLC 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 Christopher J. Crane and Jodi J. Crane, Husband and Wife,.

(GRANTEE'S ADDRESS) 1821 W. Oakdale, Chicago, Illinois _____

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, 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 members of said LLC, 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, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 31 in Sam Brown Jr's Subdivision of Block 9 in County Clerk's Division of the East Half of the Northwest Quarter of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, special taxes or assessment for improvements not yet completed, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s):

14-18-126-011-0000

Address(es) of Real Estate: 2180 W. Sunnyside, Chicago, Illinois 60625

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 and 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 incumbered 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, WILL WARRANT AND FOREVER DEFEND.

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its _____, the day and year first above written.

Landrosh Development, LLC

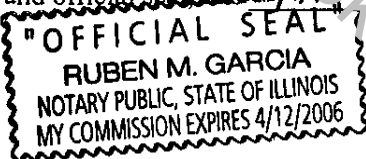
By X Patrick Landrosh
Manager

Attest _____

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 Patrick Landrosh personally known to me to be the Manager of the Landrosh Development, LLC and _____ personally known to me to be the _____ of said LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such _____ and he they signed and delivered the said instrument and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said _____ for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of December 2002



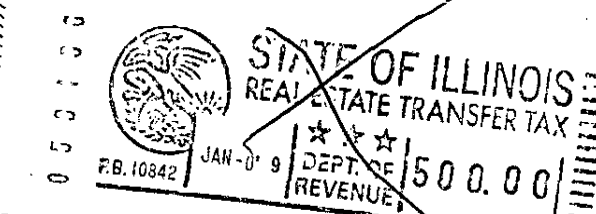
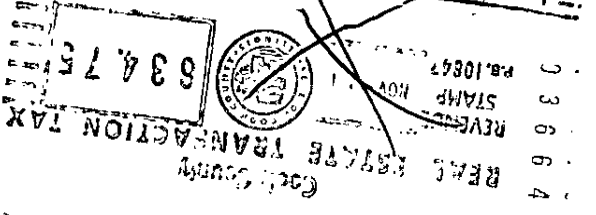
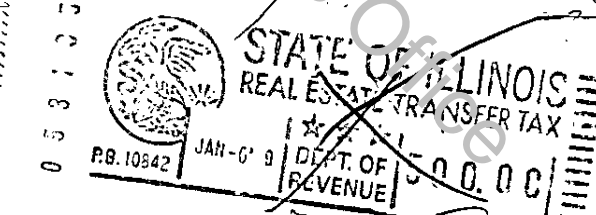
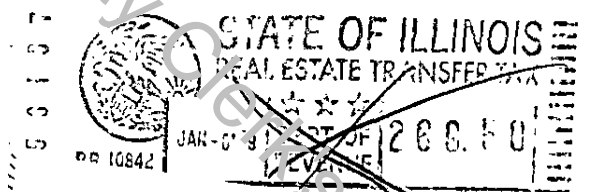
[Signature] (Notary Public)



Prepared By: Ruben M. Garcia, Esq.
1220 Meadow Road, Suite 310
Northbrook, Illinois 60062

Mail To:
Christopher T. Crane and Jodie D. Crane
1821 W. Oakdale
Chicago, Illinois _____

Name & Address of Taxpayer:
Christopher T. Crane and Jodie D. Crane
2180 W. Sunnyside
Chicago, Illinois 60625



City of Chicago
Dept. of Revenue
297184
01/03/2003 14:51 Batch 02206 25



Real Estate
Transfer Stamp
\$9,521.25

0030061570 Page 2 of 2