

UNOFFICIAL COPY

Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

ILLINOIS



Doc#: 0425312120
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 09/09/2004 12:50 PM Pg: 1 of 2

TCA, INC. 0404-03138

Above Space for Recorder's Use Only

THIS AGREEMENT between Rose's Skyline Properties L.L.C. a 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 (Name and Address of Grantee) Christina M. Pinson an unmarried woman of 5823 W. 79th St. #2, Burbank, IL 60459 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 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 the authority of the Board of Members of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Christina M. Pinson, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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, 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 DEFEND,

SUBJECT to: General Taxes for the year and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 16-15-106-029-0000
Address(es) of Real Estate: 4522 W. Wilcox, Chicago, IL, 60624

City of Chicago

Dept. of Revenue

351774

09/09/2004 11:13 Batch 11860 51



Real Estate

Transfer Stamp

\$1,350.00

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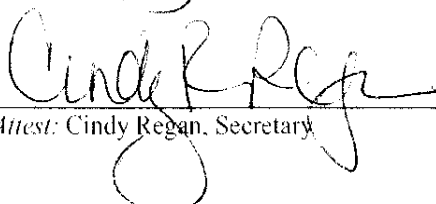
The date of this deed of conveyance is May 04, 2004.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Managing Member and attested by its Secretary, on the date stated herein.

Name of Limited Liability Company:
Rose's Skyline Properties L.L.C.


By: Cindy Regan, Managing Member President

(Impress Corporate Seal Here)


Attest: Cindy Regan, Secretary

State of Illinois
County of Cook ss.

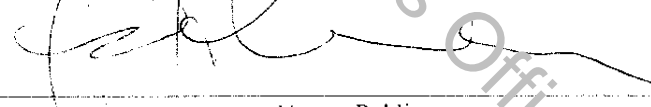
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Regan personally known to me to be the Managing Member of Rose's Skyline Properties L.L.C. an Illinois Limited Liability Company, and personally known to me to be the Secretary of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managing Member and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Members of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



(Impress Seal Here)

(My Commission Expires _____)

Given under my hand and official seal, May 04, 2004



Notary Public

This instrument was prepared by:
Jeffrey Hlava

7115 West North Ave., Suite 322
Oak Park, IL. 60302

Send subsequent tax bills to:
Christina M. Pinson
4522 W. Wilcox
Chicago, IL. 60624

Recorder-mail recorded document to:


~~Christina M. Pinson~~
ALLAN P. ROSEN
200 S. MICHIGAN AVE.
SUITE 1500
CHICAGO, IL 60604


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LEGAL DESCRIPTION RIDER

For the premises commonly known as 4522 W. Wilcox, Chicago, IL, 60624

LOT 15 IN BLOCK 3 IN S.D. PLACES ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

STATE TAX	STATE OF ILLINOIS	# 0000009756	REAL ESTATE TRANSFER TAX
	 SEP.-9.04		0018000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000139584	REAL ESTATE TRANSFER TAX
	 SEP.-9.04		0009000
	REVENUE STAMP		FP326670