First America NO FFICIAL COPY

SPECIAL WARRANTY DEED Illinois Statutory

MAIL TO: EILEEN R. FITZGERALD 1561 WARREN AVE. DOWNERS GROVE, IL 60515 NAME & ADDRESS OF TAXPAYER: I. GESCHKE

4237 Konrad Avenue 18044 PARKER PA Lyons, IL 60534 LOCK PORT, IL 6049,



Doc#: 0504941072

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 02/18/2005 09:57 AM Pg: 1 of 2

RECORDER'S STAMP

THIS INDENTURE WITNESSETH, that LAND HOLDING, LLC, a Delaware limited liability company, having offices at 520 Liberty Avenue, Pittsburgh, Pennsylvania 15222, for and in consideration of the sum of One Hundred T venty Five Thousand Dollars (\$125,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, SPECIALLY WARRANTS AND CONVEYS to Jill Geschke, as Grantee, that cortain real property located in Cook County, Illinois, to wit:

*18044 Parker Road, Lockport, IL60491 LOT 5 (EXCEPT THE NORTH 60 FEET THEREOF), AND (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 6 LT FICKERS OGDEN GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE AND NORTH OF THE CENTER LINE OF PLAINFIELD ROAD IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4237 Konrad Avenue, Lyons, 'ul'nois 60534

TO HAVE AND TO HOLD said real property, together with all and singular the rights and appurtenances in anywise belonging, to Grantee, its successors, and assigns, forever; and Grantor binds itself and its successors, to warrant and forever defend. All and singular, the real property to Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the real property by, through, or under Grantor, but not otherwise.

This conveyance is made subject to all applicable easements, rights-of-way, restrictions and agreements of record.

Real estate taxes having been apportioned between Grantor and Grantee herein, Grantee hereby assumes and agrees to pay real estate taxes from _____ and all subsequent real estate taxes.

Permanent Index Number	(s) <u>18-02-117-042</u>	
Property Address: 423	6 Konrad Avenue, Lyons, IL 60534	

UNOFFICIAL COPY

The undersigned person executing this deed represents and certifies on behalf of Grantor, that Land Holding, LLC that the undersigned is a duly elected officer of Grantor and is fully empowered by the operating agreement and/or member consent or resolution of Grantor to execute and deliver this deed; that Grantor has full capacity as a legal entity to convey the real estate described herein; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 12th day of January, 2005

LAND HOLDING, LLC,

Patricia A. Dekret, Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

BEFORE ME, the undersigned, a Notary Public in and for the above-named County and State, this 12th of January, 2005, personally Patricia A. Dekret, as Assistant Vice President of Land Holding, LLC, and acknowledged the execution of the foregoing Special Wear at Deed on behalf of said company, and who, having been duly sworn, stated that the representations there is contained are true.

) SS:

WITNESS my hand and notarial seal.

My Commission expires:

Notary Public

Notarial Seal J#5 P. Donolo, Notary Public City Of P: tsburgh, Allegheny County My Commission Expires Apr. 22, 2006

Printed Name: Julie Donolo Member, Penr syl ania Association Of Notaries

Resident of Allegheny County, PA

This instrument prepared by:
Patricia A. Dekret
PNC Bank, National Association
620 Liberty Avenue
Pittsburgh, PA 15222
(412) 762-7290



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE





