

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0506026008 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 03/01/2005 09:55 AM Pg: 1 of 2

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 7 day of February, 2005, between SFJV-2003-1, LLC, a corporation 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 Steve Fussell, 5415 W 138th Street Chestwood IL 60045 (Name and Address of Grantee) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

Lot 37 in J.E. Merrion's Country Club Hills, a Subdivision of the West 1/2 of the Southwest 1/4 (except the North 660 feet of the South 2319.73 feet of the West 330 feet thereof) in Section 34, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 16, 1956 as document number 16550509, in Cook County, Illinois.

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his 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 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, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 28-34-306-017-0000

Address(es) of real estate: 18110 Mary Ann Lane, Country Club Hills, IL 60478

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

SFJV-2003-1, LLC (Name of Corporation)

By Melanie Berkett, Vice President

Attest: Mary C. Smith, Assistant Secretary

This instrument was prepared by Stuart M. Kessler, P.C., 3255 N. Arlington Heights Rd., Suite 501, Arlington Heights, IL 60004 (Name and Address)

**UNOFFICIAL COPY**

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

MEDARD VANCE  
(Name)  
1500 S. Cicero  
(Address)  
Oak Forest Ill (60452)  
(City, State and Zip)

Steve Fussell  
(Name)  
5413 W. 138th St  
(Address)  
Crestwood Ill (60441)  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF MARYLAND }  
COUNTY OF FREDERICK } ss.

I, Shannon Pedrick a Notary Public  
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Melanie Burkett  
personally known to me to be the Vice President of SFJV-2003-1, LLC  
Assistant corporation, and Mary Smith, personally known to me to be the  
Assistant Secretary of said corporation, 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 Vice President, and Assistant 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 \_\_\_\_\_ of said corporation 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.

Given under my hand and official seal, this 7 day of February 2005  
Shannon Pedrick  
Notary Public  
Commission expires 1/11/2009

CITY OF COUNTRY CLUB HILLS  
TRANSFER STAMP  
NO. 05-058  
\$ 560.00  
REAL ESTATE  
TRANSFER TAX

SHANNON PEDRICK  
Notary Public  
Frederick County  
MARYLAND  
My Commission Expires January \_\_\_\_\_

SPECIAL WARRANTY DEED  
Corporation to Individual  
SFJV-2003-1, LLC  
TO  
Steve Fussell  
ADDRESS OF PROPERTY  
18110 Mary Ann Lane  
Country Club Hills, IL 60478

REAL ESTATE  
TRANSFER TAX  
0011150  
# 0000006284

REAL ESTATE  
TRANSFER TAX  
0005575  
FP 103028  
# 0000006291

STATE OF ILLINOIS  
FEB. 25.05  
STATE TAX  
REAL ESTATE TRANSFER TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB. 25.05  
COUNTY TAX  
REVENUE STAMP