

UNOFFICIAL COPY



Special Warranty Deed

ILLINOIS

Doc#: 0508214091
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/23/2005 08:14 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s.) First Columbus Management, 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), for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, pursuant to the authority of the Members of said LLC, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto Francisco J. Mata, 8517 South Major, Burbank, Illinois (party of the second part) the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*

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, 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 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-04-415-034-0000
Address(es) of Real Estate: 4901 West Columbus, Oak Lawn, Illinois 60455

The date of this deed of conveyance is March 15, 2005.

(SEAL) First Columbus Management, LLC by
Mark Fedyk, member

(SEAL) First Columbus Management, LLC by
Karen Fedyk, member

(SEAL)

FIRST AMERICAN TITLE

ORDER # 960010

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Fedyk known to me to be a Member of First Columbus Management, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Member, he signed and delivered the said instrument, pursuant to authority given by the members of said LLC, as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.



(Impress Seal)
Commission Expires April 30, 2008

Given under my hand and official seal March 12, 2005

(My)

Notary Public

2299

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LEGAL DESCRIPTION

For the premises commonly known as 4901 West Columbus, Oak Lawn, Illinois 60453

LOT 16, AND THE EAST 25 FEET OF LOT 17 IN BLOCK 4 IN SOUTHWEST HIGHWAY SUBDIVISION, A SUBDIVISION OF LOT 7 IN ADMINISTRATOR'S DIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, , TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR. 17.05
0000007275

REAL ESTATE TRANSFER TAX
00277.50
FP 103028

Village of Oak Lawn	Real Estate Transfer Tax	\$25
Village of Oak Lawn	Real Estate Transfer Tax	\$200
Village of Oak Lawn	Real Estate Transfer Tax	\$50
Village of Oak Lawn	Real Estate Transfer Tax	\$2500

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAR. 17.05
0000007068

REAL ESTATE TRANSFER TAX
00555.00
FP 103027

This instrument was prepared by:
William Maraldo
Attorney at Law
1550 Spring Road
Suite 308
Oak Brook, IL 60523

Send subsequent tax bills to:
FRANCISCO J. MATA
8517 S. MAJOR
BURBANK, IL 60459

Recorder-mail recorded document to:
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8517 S. MAJOR
BURBANK, IL 60459