# JNOFFICIAL COPY

#### PREPARED BY:

Joel 1. Chupack Heinrich & Kramer, P.C. 205 W. Randolph Suite 1750 Chicago, IL 60606

MAIL AND SEND SUBSEQUENT TAX **BILLS TO:** 

Village Sites, Inc. 7302 N. Cicero Avenue Suite B Lincolnwood, IL 60712



Doc#: 0511947062

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 04/29/2005 10:51 AM Pg: 1 of 2

435329

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

THE GRANTOR, ROCINVESTMENTS, LLC, a limited liability company organized and existing under the laws of the State of Illinois, for an in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS to VILLAGE SITES, INC., an Illinois corporation, whose address is 7303 N. Cicero Avenue, Suite B, Lincolnwood, IL 60712, all of Grantor's interest in the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A"

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is, or may be in any manner encumbered or charged, except as herein recited; and that the said land, a tainst all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND. TO HAVE AND TO HOLD said Real Estate forever.

DATED this 21st day of April, 2005.

By:

ROC INVES

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald G. Ohr is a Member/Manager of ROC INVESTMENTS, LLC, an Illinois Limited Liability Company, 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 he/she signed, sealed and delivered the said instrument, on behalf of the company and as his/her free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2151 "OFFICIAL SEAL" Joel Chupack

Motary Public

2005.

Notary Public, State of Illinois My Commission Exp. 04/20/2007.

0511947062 Page: 2 of 2

County Clark's Office

# **UNOFFICIAL COPY**

### **Legal Description**

#### Exhibit "A"

THE NORTH 18-3/4 FEET OF LOT 30, ALL OF LOTS 31 AND 32 (EXCEPT THE NORTH 7 FEET THEREOF) IN BLOCK 89 IN CORNELL IN SECTION 26 IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7837-41 S. DREXEL AVENUE, CHICAGO, IL

P.I.N.'.

20-26-319-015-0000 and 20-26-319-036-0000

SUBJECT To. General real estate taxes not due and payable at the time of Closing, coverages, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.



CITY TAX

APR.26.05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE
TRANSFER (AX

01605,00

FP 103018





COUNTY TAX

STATE TAX

APR.26.05

REVENUE STAMP

819	REAL ESTATE TRANSFER TAX
0000025	00107.00
#	FP 103017

## STATE OF ILLINOIS



APR.25.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

00214,00

FP 103014