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THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Victoria C. Bresnahan
Meltzer Purtil & Stelle LLC
1515 E. Woodfield Road
Second Floor
Schaumburg, Illinois 60173



Doc#: 0515308112
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/02/2005 02:14 PM Pg: 1 of 3

TICOR TITLE

TICOR TITLE 557026
185

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

3

This Special Warranty Deed, made this 31st day of May, 2005, between Forest Park Real Estate Partnership, an Illinois general partnership, 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 ("Grantor"), and Glen ~~E~~ Klock, Charles ~~E~~ Cook and Daniel ~~M~~ ^{DAVID} Damato, individuals ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority given by the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1, 2, AND 3, AND THAT PART OF LOT 4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 1.95 FEET TO THE EXTERIOR FACE OF A ONE STORY BRICK AND STUCCO BUILDING; THENCE NORTHERLY ALONG THE FACE OF SAID ONE STORY BRICK AND STUCCO BUILDING TO A POINT ON THE NORTH LINE OF SAID LOT 4, SAID POINT BEING 2.20 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE EAST ON THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 2.20 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH ON THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, ALL IN BLOCK 2 IN ADAM SCHAAF AND W.A. KREIDLER'S ADDITION TO SOUTH OAK PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 demand whatsoever, of

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Grantor, 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 above described, with the appurtenances, unto Grantee and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Easements, covenants, restrictions, agreements, conditions and building lines of record;
- (c) Applicable zoning and building laws and ordinances;
- (d) Grantee's mortgage, if any;
- (e) Acts done or suffered by Grantee, or anyone claiming under Grantee.


Permanent Real Estate Index Number(s): 15-13-404-003 and 15-13-404-071


Address of real estate: 7326 W. Harrison/801 Circle Avenue, Forest Park, Illinois 60130

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **1479**
Km 5/27/05
Approved/Date

By: *Anthony Scalzo*
Forest Park Real Estate Partnership
Anthony Scalzo, Partner

STATE TAX	STATE OF ILLINOIS	# 0000019474	REAL ESTATE TRANSFER TAX
	 JUN.-2.05		00450.00
	COOK COUNTY		FP 35 1009

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000020433	REAL ESTATE TRANSFER TAX
	 JUN.-2.05		00225.00
	REVENUE STAMP		FP 35 1021

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STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

I, Victoria C Bresnahan, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony Scalzo personally known to me to be the sole remaining partner Forest Park Real Estate Partnership, an Illinois general partnership (the "Partnership"), 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the Partnership for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of May, 2008.



Victoria C Bresnahan
 Notary Public

Commission expires: 4/2/09

MAIL TO:

Kenneth Nannini, Attorney at Law

4219 St. Charles

Bellwood, Illinois 60104-1147

SEND SUBSEQUENT TAX BILLS TO:

PINNACLE DEVELOPMENT, INC.

(NAME)

801 CIRCLE AVENUE

(ADDRESS)

FOREST PARK, ILLINOIS 60130

(CITY, STATE AND ZIP)