

UNOFFICIAL COPY

Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

ILLINOIS



Doc#: 0527308126 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2005 01:51 PM Pg: 1 of 3

Above Space for Recorder's Use Only

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TICOR TITLE

Property of Cook County Clerk's Office

THIS AGREEMENT between SNL Fealty LLC a 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, and (Name and Address of Grantee-s) John Valdez and Jennifer Valdez of party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Managers/Members of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part Husband and Wife, as tenants by the entirety and to his/her/their 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: *(see legal description rider attached as page 3 hereto).*

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 John Valdez and Jennifer Valdez, 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 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: General Taxes for the year 2004 and subsequent years; Covenants, conditions and restrictions of record, if any; and all exceptions as set forth in August 25, 2005 Real Estate Contract.

Permanent Real Estate Index Number(s): 24-15-213-021-0000

Address(es) of Real Estate: 10432 S. Tripp, Oak Lawn, Illinois, 60453

Village of Oak Lawn Real Estate Transfer Tax \$100

Village of Oak Lawn Real Estate Transfer Tax \$1000

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$25

Village of Oak Lawn Real Estate Transfer Tax \$10

TICOR TITLE 573104

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The date of this deed of conveyance is September 27, 2005.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed these presents by its Managing Member, on the date stated herein.

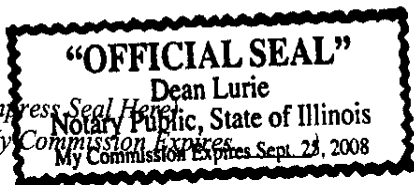
Name of Corporation:
SNL Realty, LLC

Scott Gottlieb
By: Scott Gottlieb, Managing Member

(Impress Corporate Seal Here)

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Gottlieb personally known to me to be the Managing Member of SNL Realty, LLC an Illinois limited liability company, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managing Member, he signed and delivered the said instrument, pursuant to authority given by the board of Managers/ Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the use and purposes therein set forth.



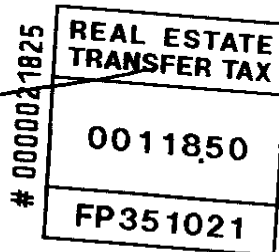
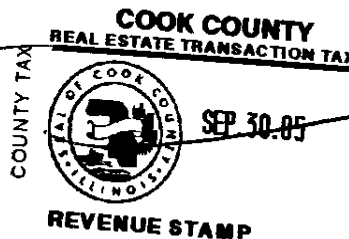
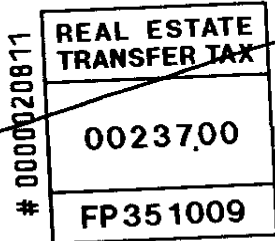
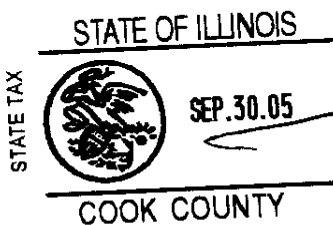
Given under my hand and official seal, September 27, 2005

Dean Lurie
Notary Public

This instrument was prepared by:
Dean Lurie
221 N. LaSalle Street, 32nd Floor
Chicago, IL, 60601

Send subsequent tax bills to:
John Valdez
10432 S. Tripp
Oak Lawn, Illinois, 60453

Recorder-mail recorded document to:
RICHARD BURKE
14535 JOHN HUNTER DR
ORLAND PARK, IL
60462



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LEGAL DESCRIPTION RIDER

For the premises commonly known as 10432 S. Tripp, Oak Lawn, Illinois, 60453

LOT 21 IN OWNER'S DIVISION OF LOT 1 IN LONGWOOD ACRES, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office