

UNOFFICIAL COPY

Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

Limited Liability Company



Doc#: 0610240017 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2006 09:14 AM Pg: 1 of 3

ILLINOIS

Above Space for Recorder

TICOR TITLE 582099

THIS AGREEMENT between ZZZ Group 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 (Name and Address of Grantee-s) Chicagoland Property Holdings LLC of 6807 W. Talbott, Chicago, Illinois 60656 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 of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part 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 thereto 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 Chicagoland Property Holdings, LLC 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 2005 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-24-406-038-0000

Address(es) of Real Estate: 1656 S. Komensky, Chicago, Illinois, 606

BOX 15

3K9

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The date of this deed of conveyance is March 01, 2006.

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

Name of Corporation:
ZZZ Group LLC

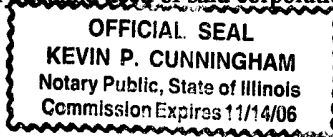

By: President

(Impress Corporate Seal Here)


Attest: Secretary

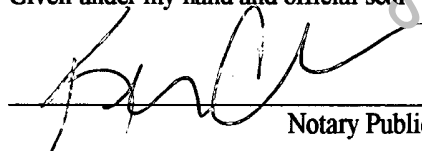
State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the President of ZZZ Group LLC a Illinois Corporation, and personally known to me to be the 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 President and 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 Managers 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 March 01, 2006

(Impress Seal Here)
(My Commission Expires 1/14/06)


Notary Public

This instrument was prepared by:
Kevin Cunningham
Attorney at Law
4001 W. 95th Street
Oak Lawn, IL, 60453

Send subsequent tax bills to:
Chicagoland Property Holdings LLC
6807 W. Talcott
Chicago, Illinois, 60656

Recorder-mail recorded document to:
Brian Wright
Attorney at Law
6807 W. Talcott
Chicago, Illinois, 60656

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LEGAL DESCRIPTION RIDER

1656

For the premises commonly known as S. Komensky, Chicago, Illinois, 606

Lot 33 in Oliver's subdivision of lot 2 in Assessor's division of the Southeast 1/4 of Section 22, Township 39 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

APR. 10. 06

0000033328

REAL ESTATE TRANSFER TAX

0002000

FP326707

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX

APR. 10. 06

000033435

REAL ESTATE TRANSFER TAX

0004000

FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

APR. 10. 06

0000022611

REAL ESTATE TRANSFER TAX

0030000

FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE