

# UNOFFICIAL COPY

3 pgs



0611726194

After Recording Return to:  
LAKESHORE TITLE AGENCY  
1301 E. HIGGINS ROAD  
ELK GROVE VILLAGE, IL 60007  
062953

Doc#: 0611726194 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2006 03:32 PM Pg: 1 of 3

1/3  
Send Subsequent Tax Bills to:  
JUAN GALVAN  
SOFIA GALVAN  
2901 E. 138TH PLACE  
BURNHAM, IL 60633

## SPECIAL WARRANTY DEED

The GRANTOR,

KPRZ DEVELOPMENT, LLC., OF 2350 E. DEVON AVENUE, # 300, DES PLAINES, IL 60018,

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

JUAN GALVAN AND SOFIA GALVAN, HUSBAND AND WIFE, of 10346 S. AVENUE M. CHICAGO, IL 60617, AS Tenant, By the Entirety

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other 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 members of said LLC., by these presents does REMISE, ALIEN AND CONVEY unto the party of the second part, FOREVER, not as tenants in common and not as joint tenants but as TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP all the following described real estate, situated in the COUNTY OF COOK, STATE OF ILLINOIS, KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS EXHIBIT A

COMMONLY KNOWN AS: 2901 E. 138TH PLACE, BURNHAM, IL 60633

PIN: 30-06-200-024

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 part 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 not as tenants in common and not as joint tenants but as TENANTS BY THE ENTIRETY said premises as above described, with the appurtenances, unto the party of the second part forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, 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: Real Estate taxes for the 2005; Building line and use or occupancy restrictions, covenants, conditions and restrictions of public records.

IN WITNESS WHEREOF; said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by MATTHEW RUDNICK, and attested to by BRAD ZAMLER, this 20th day of APRIL 2006.

Box 69

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KPRZ DEVELOPMENT, LLC.

BY: *[Signature]*  
ITS: MEMBER

ATTEST: *[Signature]*  
ITS: MEMBER

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 MATTHEW KRONICK, personally known to me to be a Managing Member of KPRZ DEVELOPMENT, LLC., AN ILLINOIS Limited Liability Corporation, and BRAD ZAMSEL, 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 Member AND member, that they signed and delivered the said instrument and caused the corporate seal of said LLC. to be affixed thereto, pursuant to the authority, given by the Board of Directors of said LLC. as their free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of APRIL, 2006.

*Courtney Barts*  
Notary Public



VILLAGE OF BURNHAM  
#2231 ✓  
REAL ESTATE TRANSFER TAX

DATE 4-19-06 \$ 470.00

This instrument was prepared by: SAMUEL A. GARNELLO, ESQ. 1301 EAST HIGGINS ROAD, ELK GROVE VILLAGE, IL 60007.

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

APR. 27. 06

REVENUE STAMP

# 0080188551

REAL ESTATE TRANSFER TAX
00047.00
FP326670

STATE TAX

STATE OF ILLINOIS

APR. 27. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000093555

REAL ESTATE TRANSFER TAX
00094.00
FP326669

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Escrow File No.: 062953

## EXHIBIT "A"

**Lot 28 in Block 6 in Burnham, a subdivision of that part lying North and East of the Calumet River of Section 6, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.**

**Note for information:**

**Commonly known as: 2901 E. 138th Place, Burnham, IL 60633**

**Pin: 30-06-200-024**

Property of Cook County Clerk's Office