

# UNOFFICIAL COPY

473679  
**SPECIAL WARRANTY DEED**



Doc#: 0619420094 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2006 09:06 AM Pg: 1 of 2

**MAIL TO:**

Esperanza Rivera, Esq.  
418 W. Ogden Avenue  
Berwyn, IL 60402

**SEND TAX BILLS TO:**

ANDRES RUIZ and ELISA RUIZ  
2804 Lancaster Drive  
Markham, IL 60428

THIS INDENTURE WITNESSETH, that the Grantor: **\*CLAREMONT CONSTRUCTION L.L.C.**, an Illinois Limited Liability Company duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: ANDRES RUIZ and ELISA RUIZ, ~~INTENANTS BY THE ENTIRETY~~ all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

**LEGAL DESCRIPTION:** \* KEVIN SIERZEGA, A MARRIED MAN  
MARRIED TO RAQUEL SIERZEGA, \*\*

LOT 20 IN FIRST ADDITION TO BEREKSHIRE MANOR, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 28-24-319-020-0000 DRIVE  
Commonly known as: 2804 Lancaster, Markham, IL 60428

\*\* THIS IS NOT HOMESTEAD PROPERTY

Subject to: General taxes for 2005 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in \_\_\_\_\_ forever.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member-Manager, this 24 day of MAY, 2006.

KEVIN SIERZEGA, MEMBER-MANAGER + INDIVIDUALLY

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

MAIL TO

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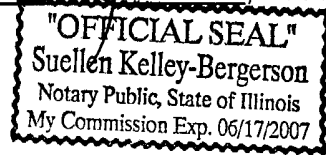
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

*SIERZEGA*  
**A MARRIED MAN MARRIED TO RAQUEL**

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that KEVIN SIERZEGA is personally known to me to be the Member Manager of CLAREMONT CONSTRUCTION, LLC., an Illinois Corporation, and is 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 as such Member Manager of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Incorporation and the Board of Directors of CLAREMONT CONSTRUCTION, LLC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24 day of May, 2006.

*Suellen Kelley-Bergerson*  
NOTARY PUBLIC



MAIL TO:  
Esperanza Rivera, Esq.  
6418 W. Ogden Avenue  
Berwyn, IL 60402

**MAIL TO** ←

SEND SUBSEQUENT TAX BILLS TO:  
Mr. /Mrs. Andres Ruiz  
2804 Lancaster Drive  
Markham, IL 60428

