



Doc#: 0619431084 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/13/2006 12:59 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
(Corporation to INDIVIDUAL)
(Illinois)

This Agreement this 12th day of April, 2006, between JD REO1, LLC a limited liability company created and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part and Prashant Parsram party of the second part, Witnesseth, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) 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 authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

583
Vinita C. Parsram

LOT 13 (EXCEPT THE NORTH 14.78 FEET THEREOF) IN SUBDIVISION OF BLOCK 2 IN MERRICK'S SUBDIVISION OF BLOCK 5 IN CHARLES C. MERRICK'S SUBDIVISION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Together with all singular the hereditaments and appurtenances therunto 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 inlaw or equity, of, in and to the above described, with the appurtenances, unto the party of the second part, 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 part of the second part, 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 encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, SUBJECT TO:


Permanent Real Estate Index Number: 16-09-102-016
Address of Real Estate: 701 Lotus, Chicago, IL 60664

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 11.06



REVENUE STAMP

710002957
000020000

REAL ESTATE TRANSFER TAX
00202.50
FP 103028

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JUL. 11.06



STATE TAX

710002957
000020000

REAL ESTATE TRANSFER TAX
00405.00
FP 103027

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
JUL. 11.06



CITY TAX

8887000000
#

REAL ESTATE TRANSFER TAX
03037.50
FP 102812

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager the day and year first above written.

JD REO1, LLC

By: **JD Residential IV, LLC**
Sole Member

By: **Sheridan Capital Advisors, LLC**
Manager

By: Christopher J. Morrissey
Name: Christopher J. Morrissey
Title: Manager

Dated this 13th day of April, 2006.

State of New York
County of Westchester

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT **Christopher J. Morrissey**, the Manager of Sheridan Capital Advisors, LLC, a Delaware limited liability company, the Manager of JD Residential IV, LLC, the Sole Member of JD REO1, LLC and personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Given under my hand and official seal this 13th day of April, 2006.

IMPRESS SEAL HERE
NOTARY PUBLIC, State of New York
No. 5000800
Qualified in Westchester County
My Commission Expires August 24, 2006
Steven E. Oliver
NOTARY PUBLIC

Commission expires August 24, 2006.

MAIL TO: 6481 LONSMEADOW LINCOLNWOOD - IL 60712
SEND SUBSEQUENT TAX BILLS TO: 6481 LONSMEADOW LINCOLNWOOD - IL 60712

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ACTION BY WRITTEN CONSENT OF THE SOLE MEMBER OF JD REO1, LLC

The undersigned, being the sole member of JD REO1, LLC (the "LLC"), does hereby take the following action by written consent, in lieu of a meeting, as of April 12, 2006:

WHEREAS, the LLC intends to sell all the following described real estate, situated in the County of Cook and State of Illinois commonly known as 701 Lotus, Chicago, IL 60664 and with a legal description as follows (such real estate, the "Property"):

LOT 13 (EXCEPT THE NORTH 14.78 FEET THEREOF) IN
SUBDIVISION OF BLOCK 2 IN MERRICK'S SUBDIVISION
OF BLOCK 5 IN CHARLES C. MERRICK'S SUBDIVISION
OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the LLC desires to sell the Property to Prashant Paresram;

NOW THEREFORE, IT IS RESOLVED, that the LLC is hereby authorized and directed to cause the Property to be sold to Prashant Paresram; and be it further

RESOLVED, that Christopher J. Morrissey, as the Manager of the LLC, be, and he and his attorney or authorized agents hereby are, authorized and directed to execute and deliver all documents reasonably required or advisable in order to complete the sale of the Property, including, but not limited to, the Special Warranty Deed; and be it further

RESOLVED, that all actions heretofore taken by Christopher J. Morrissey or his attorney or authorized agents in connection with matters contemplated by the foregoing resolutions be, and they hereby are, ratified, confirmed and approved in all respects; and be it further

RESOLVED, that Christopher J. Morrissey and his attorney or authorized agents be, and they hereby are, authorized and directed to take all such further action as in their judgment shall be necessary, proper or advisable in order to carry out fully the intent and accomplish the purposes of the foregoing resolutions.

IN WITNESS WHEREOF, the signing of this Action by Written Consent by the undersigned Member constitutes full adoption of the actions taken in the foregoing resolutions.

Dated as of April 12, 2006.

JD REO1, LLC

By: **JD Residential IV, LLC**

Sole Member

By: **Sheridan Capital Advisors, LLC**

Manager

By: 

Name: Christopher J. Morrissey

Title: Manager