

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 8th day of May, 2006 between **TERRAPIN INVESTMENTS, LLC.**, 77 West Washington Street, #1115, Chicago, Illinois, a LIMITED LIABILITY COMPANY created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of ILLINOIS, party of the first part, and

Sean Costello
6633 W. 91st Place
Oak Lawn, Illinois

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 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to the authority of the Board of Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of ILLINOIS and described as follows to wit:

Lot 13 and the North 3 feet of Lot 14 in Butter's Resubdivision of Lots 12 to 16 in Hambleton's Subdivision and Subdivision of Butter's 2 acres, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 hereditaments and appurtenances TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its 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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises 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: --

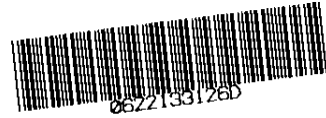
PERMANENT INDEX NUMBERS: 20-15-120-015-0000
 COMMONLY KNOWN AS: 5849 South Wabash, Chicago, Illinois 60637

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its CEO and Its CFO the day and year first above written.

TERRAPIN INVESTMENTS, LLC.

By: [Signature] (CEO)

Attest: [Signature] (CFO)



Doc#: 0622133126 Fee: \$26.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 08/09/2006 11:15 AM Pg: 1 of 2

Box 334

2/8

834 2315

[Signature]

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Jeff T. Bowles, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID M. FLEISHMAN**, personally known to me to be the CEO of **TERRAPIN INVESTMENTS, LLC**, an Illinois limited liability company, and **GERARD J. HALL**, personally known to me to be the CFO of said LLC, 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 Managers, they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Managers 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 seal, this 8th day of May, 2006



[Signature]
Notary Public

This instrument was prepared by David M. Fleishman, 77 West Washington #1115, Chicago, Illinois 60602

MAIL TO:

Gerard J. Hall
7011-C West 111th St
Woodh, IL 60482

SEND SUBSEQUENT TAX BILLS TO:

