

UNOFFICIAL COPY



STEWART TITLE
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

Doc#: 0623440023 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2006 09:26 AM Pg: 1 of 3

LS 2/8/06

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

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION:

3LL

PIN NUMBER: _____

PROPERTY ADDRESS: _____

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SPECIAL WARRANTY DEED

Tenants by Entirety

MAIL TO:

Kofi & Rose OWUSU-ANSAH
745 McARTHUR
Dolton, IL 60419

SEND TAX BILLS TO:

KOFI & ROSE OWUSU-ANSAH
745 McArthur
Dolton, IL 60419

MAIL TO →

487257
Lot 2

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: **KOFI OWUSU-ANSAH and ROSE OWUSU-ANSAH**, of 808 W. Junior Terrace, Chicago, IL 60613, not as tenants in common, and not as joint tenants, but as tenants by entirety, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

Legal Description:

LOT 1 IN BLOCK 2 IN CALUMET PARK, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 29-03-404-001-0000
Commonly known as: 745 McArthur, Dolton, IL 60419

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 Tenancy by the Entirety forever.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 14 day of July, 2006.

Kevin Sierzega
KEVIN SIERZEGA, MEMBER-MANAGER

VILLAGE OF DOLTON No 12993
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 745 McArthur
ISSUE 7/13/06 EXPIRED 8/13/06
AMT 10
TYPE WAT Stamp: Sierzega
VILLAGE COMPTROLLER

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

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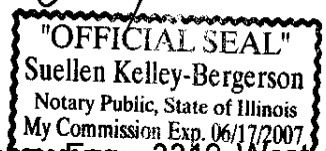
STATE OF ILLINOIS)
)
) SS.
 COUNTY OF COOK)

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 Organization of **CLAREMONT CONSTRUCTION, LLC.**, as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of July, 2006.

Suellen Kelley-Bergerson

 NOTARY PUBLIC



This instrument was prepared by: Suellen Kelley-Bergerson, Esq., ~~3310 West~~ 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.

MAIL TO:
 Kofi Owusu-Ansah
 745 McARTHUR
 Dalton, IL 60419

SEND SUBSEQUENT TAX BILLS TO:
 M/M Kofi Owusu-Ansah
 745 McArthur
 Dalton, IL 60419

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE OF ILLINOIS

AUG.-7.08

0000035104

REAL ESTATE TRANSFER TAX	00257.00
FP 102804	

COUNTY TAX

REVENUE STAMP

LOOK COUNTY REAL ESTATE TRANSACTION TAX

AUG.-8.06

0000035088

REAL ESTATE TRANSFER TAX	00128.50
FP 102810	