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Doc#: 0626357005 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 09/20/2006 07:31 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

The Grantors, AF Froperties of Illinois, Inc., an Illinois Corporation for and in consideration of Ten Dollars (\$10.00) in rand paid, and pursuant to authority given by the board of directors of said corporation, CONVEYS and WARRANTS to the grantee:

AF Proporties of Illinois, LLC, an Illinois Limited Liability Company 29W723 Vale Road West Chicago IL 60185

in the County of Cook, in the State of Illinois, the following described real estate, to wit:

LOT 18 IN BLOCK 10 IN W.F. HIGGINS PAR'S ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTHEAS'I ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 16-17-411-038 VOLUME NO. 566

Known as: 5840 W. Roosevelt Road, Chicago, Illinois 60650

SUBJECT TO: Covenants, Conditions and Restrictions of Record;

And the said party in the first part, for themselves and their successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that they have 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, they will warrant and forever defend.

Dated this <u>IST</u> day of September, 2006.

AF Properties of Illinois, Inc., an Illinois Corporation

Artie Shabez President

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STATE OF ILLINOIS)	
COUNTY OF DuPAGE)	SS.
	,	

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Arthur Shabez, personally known to me to be the President of AF Properties of Illinois, Inc., an Illinois Corporation, with authority to execute this document on behalf of the corporation, and 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 President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Shareholders and Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this <u>151</u> day of September, 2006.

Notary Public

OFFICIAL SEAL
VICTORIA WEISS
NOTAR) PUBLIC - STATE OF ILLINOIS
MY CO'AN SSION EXPIRES: 10/10/10

Prepared By: Law Offices of Joseph A. Giralamo, P.C.

226 N. West Avenue Elmhurst, IL 60126

Tax Bill &

Mail To:

AF Properties of Illinois, LLC

29W723 Vale Road West Chicago, IL 60185

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Dated: 9-1-06

Signed:

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate
under the laws of the State of Illinois.
Dated: 9.1. , +9 3006 Signature, REPRESENTATIVE
Signature, KEPRESENTATIVE
· O.
Subscribed to and swom before me this <u>/st</u> day of <u>Supt</u> , 192004
James Suscot
Notary Public CSAL

The grantee or his agent affirms and vehicles the the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

SUSAN BERNOT NOTARY PUBLIC

Dated: 9.1, 49 2006 DIMILES SIGNATURE

Subscribed to and swom before me this 1st day of 1906

Notary Public

OFFICIAL SEAL SUSAN BERNOT NOTARY PUBLIC STATE OF ILLINOIS

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS IN FAUSTINE CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C'MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)