

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*BOOK* this 6<sup>th</sup> day of OCT, 2006, by FIRST PERSONAL BANK, an Illinois state-chartered bank, party of the first part, and BENDELOW PARK DEVELOPMENT GROUP L.L.C., an Illinois limited liability company, as to an undivided .6691 interest, VARDON JONES REALTY GROUP LLC, an Illinois limited liability company as to an undivided .1372 interest, and WDL ROSEMONT PROPERTY LLC, a Delaware limited liability company, as to an undivided .1937 interest, 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, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, and to its successors 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.

*1/3*  
*DZ CB*  
*R351658*



Doc#: 0628531034 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/12/2006 11:01 AM Pg: 1 of 4

Above Space for Recorder's Use Only

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

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 the 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 successors 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 successors 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 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 19-08-323-022-0000, 19-08-323-023-0000, 19-08-323-024-0000, 19-08-323-025-0000, 19-08-323-026-0000

Address of real estate: 6162 S. Archer Avenue, Chicago, Illinois 60638

Box 400-CTCC

# UNOFFICIAL COPY

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

FIRST PERSONAL BANK, an Illinois state-chartered bank

By: [Signature]  
Printed Name: Raymond McGaugh  
Title: Director

This instrument prepared by Bryan J. Segal, Esq., Barack Ferrazzano Kirschbaum Perlman & Nagelberg, LLP, Chicago, Illinois 60606

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Randall L. Schwartz  
Bendelow Park Development Group L.L.C.  
14524 Woodland Avenue  
Orland Park, Illinois 60462

Bendelow Park Development Group L.L.C.  
14524 Woodland Avenue  
Orland Park, Illinois 60462  
Attn: Randall R. Schwartz

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF Cook     )

SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Raymond McGaugh personally known to me to be the Director of First Personal Bank, an Illinois state-chartered bank, 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 severally acknowledged that as such Director he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of October, 2006.  
[Signature]  
Notary Public

My Commission Expires: 12-11-09



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 9, 10, 11, 12 AND 13 IN BLOCK 5 IN F. H. BARTLETT'S 8<sup>TH</sup> ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6162 S. Archer Avenue  
Chicago, IL 60638

P.I.N.'s: 19-08-323-022-0000  
19-08-323-023-0000  
19-08-323-024-0000  
19-08-323-025-0000  
19-08-323-026-0000

# UNOFFICIAL COPY


## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2006 and subsequent years.
2. Rights of tenants as tenants only pursuant to unrecorded leases.

STATE TAX

**STATE OF ILLINOIS**



OCT. 11.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006268

REAL ESTATE TRANSFER TAX
08000.00
FP 103024

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



OCT. 11.06


REVENUE STAMP

# 0000004281

REAL ESTATE TRANSFER TAX
04000.00
FP 103022

CITY TAX

**CITY OF CHICAGO**



OCT. 11.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004290

REAL ESTATE TRANSFER TAX
07313.00
FP 103023