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Special Warranty Deed
LIMITED LIABILITY COMPANY
TO INDIVIDUAL(S)

Doc#: 0635522117 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2006 01:47 PM Pg: 1 of 3

ILLINOIS

BOX
358

06080039-COOK 1 of 2

EXETER TITLE COMPANY — FILE #
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THIS AGREEMENT between F&C Realty, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Ronald Williams of 20018 Orchard, Lynwood, Illinois 60411 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 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 the authority of the Board of Managers of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/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: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereto 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Ronald Williams, his/her/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 party of the second part, his/her/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 incumbered 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: General Taxes for the year 2006 and subsequent years; Covenants, conditions and restrictions of record, if any; all exceptions set forth in the November 13, 2006 real estate sales contract.

Permanent Real Estate Index Number(s): 33-07-307-025-0000

Address(es) of Real Estate: 20018 Orchard, Lynwood, Illinois, 60411

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The date of this deed of conveyance is December 15, 2006.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Managing Member, on the date stated herein.

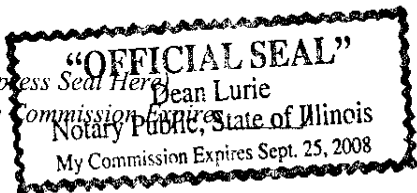
F&C Realty, LLC

By: Scott Fairley, Managing Member

(Impress Corporate Seal Here)

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 Scott Fairley personally known to me to be the Managing Member of F&C Realty, LLC an Illinois limited liability company, 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 Managing Member, he signed and delivered the said instrument, pursuant to authority given by the board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



Given under my hand and official seal, December 15, 2006

Notary Public

This instrument was prepared by:
Dean Lurie

221 N. LaSalle Street, 32nd Floor
Chicago, IL, 60601

Send subsequent tax bills to:
Ronald Williams
~~20018 Orchard~~
~~Lynwood, Illinois, 60411~~
19147 Puritan Dr.
Mokena IL 60448

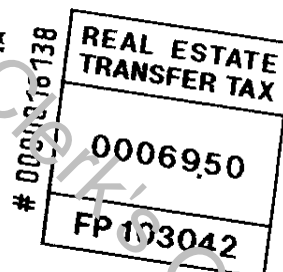
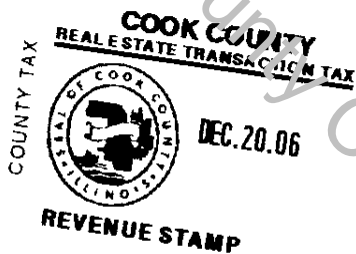
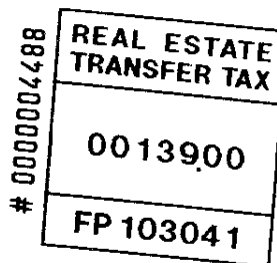
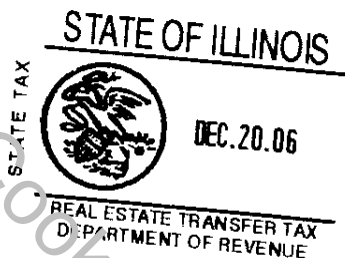
Recorder-mail recorded document to:
Ronald Williams
19147 Puritan Dr.
Mokena, IL 60448

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Exhibit "A"

LOT 40 IN LYNWOOD TERRACE UNIT 3, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 33-07-307-025-0000



Property of Cook County Clerk's Office