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Doc#: 0700511056 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/05/2007 11:19 AM Pg: 1 of 4

Prepared by:
Anthony P. Vernace, Esq.
Morgan, Lewis & Bockius LLP
5300 Wachovia Financial Center
200 South Biscayne Blvd.
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into by and between FIRST STATES INVESTORS 4411, a Delaware limited liability company, as GRANTOR, and TED MAVRAKIS, an individual, with a mailing address at 1601 Sherman, Evanston, IL 60210, as GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee that certain real estate situated in the County of Cook, State of Illinois, and legally described in Exhibit A attached to this Special Warranty Deed and by this reference made a part hereof (the "Property").

SUBJECT, HOWEVER, to the permitted exceptions listed on Exhibit B attached to this Special Warranty Deed and by this reference made a special part hereof, Grantee hereby accepting and agreeing to the same by Grantee's acceptance and recordation of this Special Warranty Deed.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging to the extent not encumbered, restricted or reserved as contemplated by this Special Warranty Deed unto the Grantee and its successors and assigns forever.

Grantor hereby covenants that, except as noted above, at the time of delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that Grantor shall and will WARRANT AND DEFEND the title to the Property unto the Grantee and its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but against none others.

Property Address:
10035 W. Grand Avenue
Franklin Park, IL



dm
This stamp processed pursuant to
Section 7-10B-4 A (2) of the
Franklin Park Village Code
governing review of documents.

12-5-06 PS

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

060289800150 / 3

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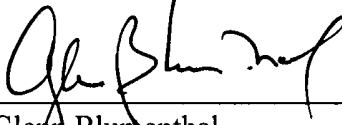
EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 27th day of November 2006.

“Grantor”

ATTEST:

FIRST STATES INVESTORS 4411, LLC, a
Delaware limited liability company


By: 

By: 
Glenn Blumenthal
Vice President

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)


On this 27th day of November, 2006, before me appeared Glenn Blumenthal, to me personally known, who, being by me duly sworn did say that such person is a Vice President of First States Investors 4411, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company, and who acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and Commonwealth aforesaid the day and year first above written.



Notary Public

My Commission Expires: Oct 15, 2008

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
REBECCA L. HOBBS, Notary Public
Easttown Twp. Chester County
My Commission Expires October 15, 2008

STATE OF ILLINOIS
STATE TAX

DEC. 29. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015911
REAL ESTATE
TRANSFER TAX
00970.00
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

DEC. 29. 06
REVENUE STAMP

9600300946
REAL ESTATE
TRANSFER TAX
00485.00
FP326665

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Grand Ave.
Cook County, IL
Page 1 of 1

EXHIBIT A

Legal Description

Lots 1 and 2 in Fourth Addition to Marconi Construction Company's West Manor Development, being a Subdivision of part of the West half of Section 28, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

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EXHIBIT B

Permitted Exceptions

1. Current real estate taxes that are not yet due and payable.
2. Such facts or conditions that an inspection or accurate survey would disclose.
3. Restrictions and other matters appearing on the plat or otherwise common to the subdivision.
4. Existing zoning laws, ordinances and regulations and other laws, ordinances and regulations respecting the Property, and any violations thereof.
5. Assessments for improvements begun or completed after the date of the Purchase and Agreement for the Property.
6. All easements, restrictions and agreements of record provided that such easements, restrictions and agreements do not prohibit Purchaser's intended use of the Property.
7. Outstanding oil, gas and mineral rights of record without right of entry.
8. The other exceptions to title set forth of record.