

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made <sup>as of</sup> this 5th day of January, 2007, between Weitzman Realty Associates, L.L.C., a Delaware limited liability company, 2443 West 16th Street, #7, Chicago, Illinois 60608, Betty Athanasopoulos, a married woman, c/o 180 West Washington, Suite 1210, Chicago, Illinois 60602 and Maria P. Vitogiannis, a married woman, 8140 Koehler Drive, Orland Park, Illinois 60462, party of the first part, and, Preferred-Calumet LLC, an Illinois limited liability company, 141 West Jackson, 35<sup>th</sup> Floor, Chicago, Illinois, 60604, party of the second part, Witnesseth, that, party of the first part, for and in consideration of TEN and no/100 DOLLARS (\$10.00) 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, ALIEN AND CONVEY unto the party of the second part, and to its 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:

Legal Description: Lots 1 through 9, both inclusive, and Lots 15 through 22, both inclusive, in Brickmaker's Subdivision of Block 4 in Butterfield's Subdivision of Lots 1, 2, 3 and 6 of Krueger's Subdivision of the Northeast Quarter of Section 30, Township 37 North, Range 14, East of The Third Principal Meridian, in Cook County, Illinois

Permanent Index Nos. 25-30-202-001, -002, -003, -004, -005, -006, -007 and -008 and 25-30-202-016, -017, -018, -019, -020, -021, -022, -023, -024, -025 and -026

Commonly described as all that property bordered by 119<sup>th</sup> Street, 120<sup>th</sup> Street, Wood Street, and Page Street, except the Alleys and except the South 247 feet of the West 125 feet thereof, in Calumet Park, Illinois

Subject to: any conditions affecting title to the subject property, including, without limitation: covenants, conditions, restrictions and matters of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years; rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any; and rights of way for railroad switch and spur tracks, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 in 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 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, its 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 matter encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.



Doc#: 0702235291 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2007 01:42 PM Pg: 1 of 4


Box 400-CTCC

# UNOFFICIAL COPY

Property of Cook County Clerks Office

STATE TAX

**STATE OF ILLINOIS**



JAN. 19.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006813

REAL ESTATE TRANSFER TAX
0200000
FP 103024

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JAN. 19.07

REVENUE STAMP

# 0000004840

REAL ESTATE TRANSFER TAX
0100000
FP 103022

# UNOFFICIAL COPY

This is not homestead property.

Dated this 5<sup>th</sup> day of January, 2007.

WEITZMAN REALTY ASSOCIATES, L.L.C.,  
a Delaware limited liability company

By: [Signature]  
Name: HOWARD R. WEITZMAN  
Title: MANAGER

[Signature]  
BETTY ATHANASOPOULOS

[Signature]  
MARIA P. VITOGIANNIS



Real Estate Transfer Tax  
**\$300.00**



Real Estate Transfer Tax  
**\$300.00**



Real Estate Transfer Tax  
**\$300.00**



Real Estate Transfer Tax  
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**\$300.00**



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**\$300.00**

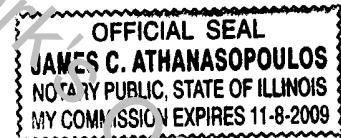
State of Illinois, County of Cook ss.

On January 5, 2007, before me, James Athanasopoulos, a Notary Public in and for said County and State, personally appeared Betty Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and official seal, this 5<sup>th</sup> day of January, 2007.

[Signature]  
Notary public

11-8-2009  
Commission expires



State of Illinois, County of Cook ss.

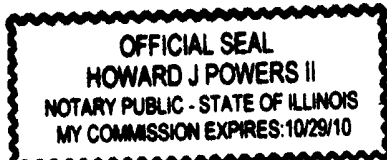
On JANUARY 3, 2007, before me, HOWARD J POWERS II, a Notary Public in and for said County and State, personally appeared HOWARD R. WEITZMAN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of JANUARY, 2007.

[Signature]  
Notary public

10/29/2010  
Commission expires

Real Estate Transfer Tax  
**\$300.00**



Real Estate Transfer Tax  
**\$300.00**

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Real Estate Transfer Tax

\$300.00

Real Estate Transfer Tax

\$300.00

State of Illinois, County of Cook ss.



Calumet Park



Calumet Park

On January 5, 2007, before me, James Athanasopoulos, a Notary Public in and for said County and State, personally appeared Maria P. V. Logiannis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she signed, sealed and delivered the instrument as her 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 January, 2007.

James Athanasopoulos  
Notary public

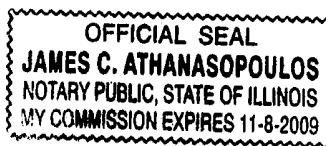
11-8-2009  
Commission expires

Real Estate Transfer Tax

\$300.00



Calumet Park



Calumet Park

\$300.00

Real Estate Transfer Tax

PREPARED BY:

James C. Athanasopoulos  
180 W. Washington, Suite 1210  
Chicago, Illinois 60602

MAIL TO AND SEND TAX BILLS TO:

Preferred-Calumet, LLC  
141 W. Jackson, 35<sup>th</sup> Floor  
Chicago, Illinois 60604



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Real Estate Transfer Tax

\$300.00

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\$300.00



Calumet Park

Real Estate Transfer Tax

\$300.00



Calumet Park

Mail to:

C. Grant McCarroll  
Holland & Knight LLP  
131 S. Dearborn - 30th Floor  
Chicago, IL 60603

Real Estate Transfer Tax

\$300.00



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Real Estate Transfer Tax

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Calumet Park

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Calumet Park

Real Estate Transfer Tax

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Calumet Park

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Calumet Park

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Calumet Park

Real Estate Transfer Tax

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Calumet Park

Real Estate Transfer Tax

\$300.00



Calumet Park

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Calumet Park

Real Estate Transfer Tax

\$300.00



Calumet Park