

UNOFFICIAL COPY



Warranty Deed
LLC TO INDIVIDUAL(S)

ILLINOIS

Doc#: 0703326055 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/02/2007 10:40 AM Pg: 1 of 3

08120042-COOK 1cP2
EXETER TITLE COMPANY — FILE #
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THIS AGREEMENT between Flight 23 Properties 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 Fuad Saleh and Fredy Rodriguez of 7015 W. 160th Place, Tinley Park, Illinois 60577 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 corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part not as Joint Tenant, but as TENANTS IN COMMON, 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Fuad Saleh and Fredy Rodriguez, 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 December 9, 2006 Real Estate Sales Contract.

Permanent Real Estate Index Number(s): 19-21-115-053-0000

Address(es) of Real Estate: 6352 South Latrobe, Chicago, Illinois, 60638

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The date of this deed of conveyance is January 24, 2007.

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

Name of Corporation:
Flight 23 Properties LLC

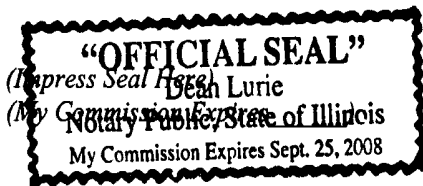

By: Brian Kane, Managing Member

(Impress Corporate Seal Here)

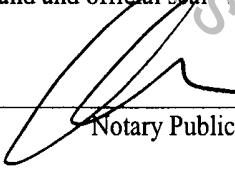
Attest: Secretary

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 Brian Kane personally known to me to be the Managing Member of Flight 23 Properties LLC a Illinois limited liability company, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and 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 their 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 January 24, 2007


Notary Public

<p>This instrument was prepared by: Dean Lurie 221 N. LaSalle Street, 32nd Floor Chicago, IL, 60601</p>	<p>Send subsequent tax bills to: Fuad Saleh 7615 W. 160th Place Tinley Park, IL 60477</p>	<p>Recorder-mail recorded document to: Angel DeJuan DeJuan & Mathews 221 N. LaSalle St., Suite 2006 Chicago, Illinois, 60601</p>
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Exhibit "A"

LOT 3 IN BLOCK 7 IN LAWLER PARK SUBDIVISION IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS A, B, C, D, AND G IN SOUTH LOCKWOOD AVENUE SUBDIVISION IN SAID SECTION 21, ACCORDING TO THE PLAT OF SAID LAWLER PARK SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT 1014942.

PIN # 19-21-115-053-0000

City of Chicago
Dept. of Revenue
490540



Real Estate
Transfer Stamp
\$1,185.00

02/01/2007 14:15 Batch 07258 70

STATE TAX	STATE OF ILLINOIS	# 0000005444	REAL ESTATE TRANSFER TAX
	 FEB.-1.01		0015800
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103041

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000018418	REAL ESTATE TRANSFER TAX
	 FEB.-1.07		0007900
	REVENUE STAMP		FP 103042