

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

SPECIAL WARRANTY DEED

In Fee Simple

524001 112
MAIL TO:

James L. Ebersohl
Attorney at Law
111212 S. Harlem
Worth, IL 60482



Doc#: 0710240126 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2007 04:03 PM Pg: 1 of 2

SEND TAX BILLS TO:

RYAN JENSEN
2839 Glenwood Lansing Rd.
Lynwood, IL 60411

THIS INDENTURE WITNESSETH, that the Grantor: **CLAREMONT CONSTRUCTION, L.L.C.**, an Illinois Limited Liability Company duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: **RYAN JENSEN** of 3455 Ridge Road, Lansing, IL 60411, IN FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

Legal Description:

THAT PART OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BLOOM TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 238 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 7; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR A DISTANCE OF 265 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH OF AFORESAID SECTION 7, FOR A DISTANCE OF 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF AFORESAID SECTION 7, TO THE NORTH LINE OF AFORESAID SECTION 7, THENCE WEST ALONG THE NORTH LINE OF AFORESAID SECTION 7 TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 33-07-200-005-0000

Commonly known as: 2839 Glenwood Lansing Rd., Lynwood, IL 60411

Subject to: General taxes for 2006 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

2013
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and TO HAVE AND TO HOLD said premises In Fee Simple forever.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 5th day of April, 2007.

[Signature]

KEVIN SIERZEGA, MEMBER-MANAGER

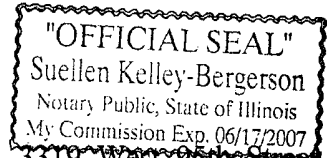
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that KEVIN SIERZEGA is personally known to me to be the Member Manager of CLAREMONT CONSTRUCTION, LLC., an Illinois Corporation, and is 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 acknowledged that as such Member Manager of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Organization of CLAREMONT CONSTRUCTION, LLC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Limited Liability Company, for the uses and purposes therein set forth.

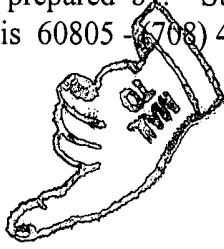
GIVEN under my hand and official seal this 5th day of April, 2007.

[Signature]

NOTARY PUBLIC

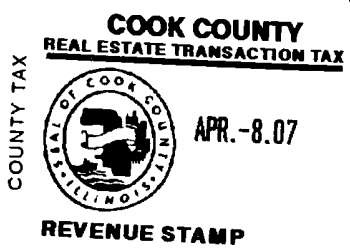


This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.

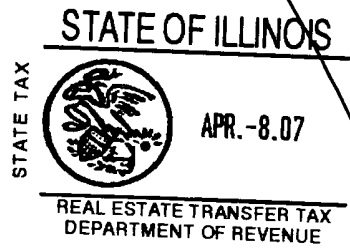


MAIL TO:
James L. Ebersohl
11212 S. Harlem
Worth, IL 60482

SEND SUBSEQUENT TAX BILLS TO:
RYAN JENSEN
2839 Glenwood Lansing Rd.
Lynwood, IL 60411



REAL ESTATE TRANSFER TAX
0003150
FP 102810



REAL ESTATE TRANSFER TAX
0006300
FP 102804