

# UNOFFICIAL COPY

**This instrument prepared by:**

Gregg A. Garofalo, Esq.  
GREGG A. GAROFALO, P.C.  
150 N. Wacker Drive, Suite 2020  
Chicago, Illinois 60606



**After Recording mail to:**

Gregg A. Garofalo, Esq.  
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150 N. Wacker Drive, Suite 2020  
Chicago, Illinois 60606

Doc#: 0712846015 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/08/2007 02:05 PM Pg: 1 of 3

**Send subsequent tax bills to:**

Brian Ladalski  
2121 Pine Road  
Homewood, Illinois 60430

TICOR TITLE

## SPECIAL WARRANTY DEED

3

This Indenture, made this 2nd day of May, 2007, between **MADISON HOMES PARTNERSHIP, 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 **BRIAN LADALSKI & LORI HOTWAGNER**, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) 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 authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, AS JOINT TENANTS, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"  
ATTACHED HERETO AND MADE PART HEREOF

Permanent Real Estate Index Number(s): a part of 31-13-100-010-0000

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 said 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 above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

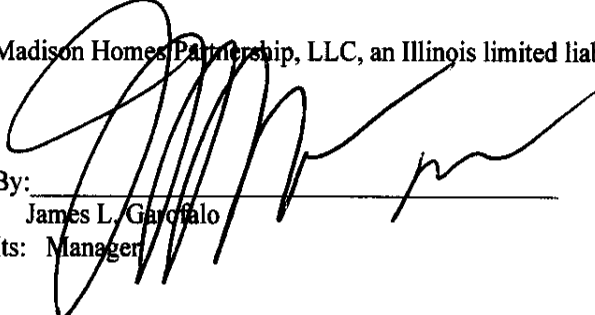
And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, their and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 FOREVER DEFEND, Subject to: (a) Covenants, conditions and restrictions of record; (b) private, public and utility easements, if any; (c) special taxes or assessments for improvements not yet completed; (d) any unconfirmed special tax or assessment; (e) general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2006 and 2007.

TICOR TITLE  
599297

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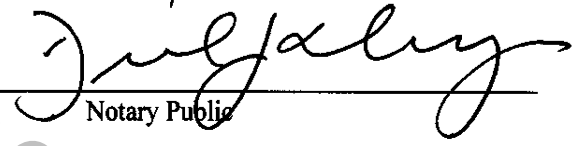
IN WITNESS WHEREOF, said party of the first part has caused it corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

Madison Homes Partnership, LLC, an Illinois limited liability company

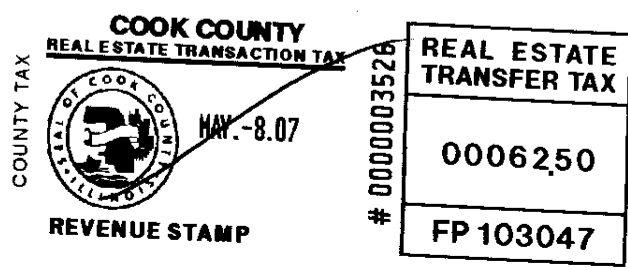
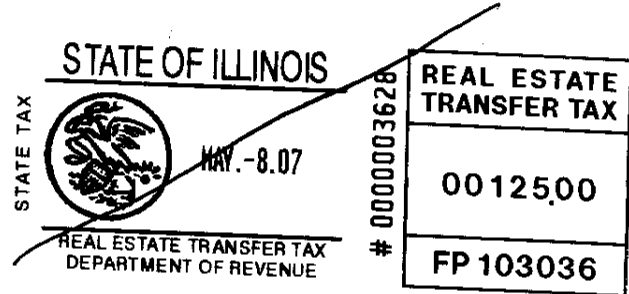
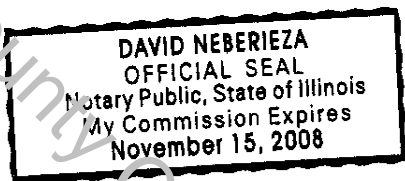
By:   
James L. Garofalo  
Its: Manager

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 James L. Garofalo, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of May, 2007.

  
Notary Public

Commission expires: 11/15/08



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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000599297 CH

**STREET ADDRESS:** 3005 EROS DR. (LOT 19)

**CITY:** OLYMPIA FIELDS

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 31-13-100-010-0000

**LEGAL DESCRIPTION:**

LOT 19 IN THE OLYMPIA CLUB BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2006 AS DOCUMENT NO. 0620939037.

Property of Cook County Clerk's Office