

52927

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 21<sup>st</sup> day of June, 2007 by **Riverside Homes, LLC**, an Illinois 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, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **Dimitre Karastoyanov and Ruta Petrasianaite**, ~~husband and wife~~ having an address of 1400 Yarmouth Place, #305, Mount Prospect, Illinois 60056, collectively, Grantee, as Joint Tenants with rights of survivorship and not as tenants in common.



Doc#: 0718426072 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2007 10:25 AM Pg: 1 of 3

**WITNESSETH**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached  
PIN: 17-29-309-036-0000 (underlying land)  
Address of Real Estate: 2847 South Pitney Court, Chicago, Illinois 60608

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

34C

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, all rights and easements appurtenant to the subject premises described herein, the rights and easements for the benefit of said Premises and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

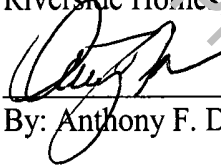
And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,

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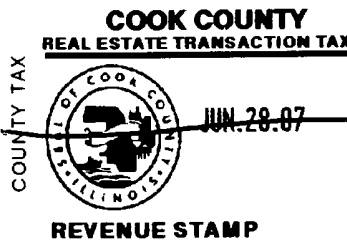
in any manner encumbered or charged except as herein recited; it **WILL WARRANT AND DEFEND** against all persons lawfully claiming, or who claim the same, by, through or under it, subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record (d) utility easements of record, provided the Premises does not encroach thereon; (e) roads and highways; (g) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 21<sup>st</sup> day of June, 2007

Riverside Homes, LLC



By: Anthony F. DeGrazia, Managing Membr



REAL ESTATE TRANSFER TAX
0021000
FP 102810

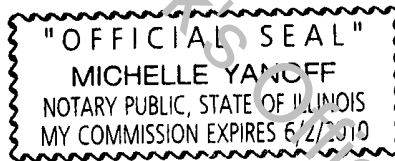
# 0000040630

STATE OF ILLINOIS }  
  } SS.  
COUNTY OF COOK }

I, undersigned, in and for said County in the State aforesaid DO HEREBY CERTIFY that Anthony F. DeGrazia, Managing Member of Riverside Homes, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

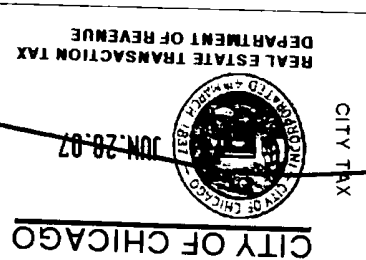
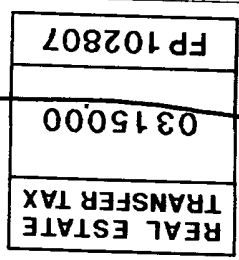
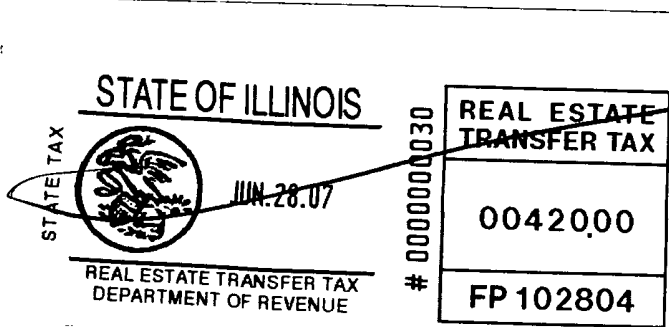
GIVEN under my hand and seal this 21<sup>st</sup> day of June, 2007

  
Notary



Prepared by:  
Richard Indyke  
221 N. LaSalle St., Suite 1200  
Chicago, Illinois 60601

Return to:  
**ROBERT BLINSTRUBAS**  
15 SPINNING WHEEL RD. Ste 300  
HINSDALE, IL 60521



File Number: TM242559

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## LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH CORNER OF BLOCK 17 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTION OF SAID SECTION; THENCE SOUTH 32 DEGREES 55 MINUTES 6 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID BLOCK, 124.61 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 06 SECONDS WEST, 346.27 FEET; THENCE SOUTH 32 DEGREES 55 MINUTES 10 SECONDS EAST, PARALLEL WITH SAID NORTHEAST LINE 108.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 55 MINUTES 06 SECONDS EAST, 20.17 FEET; THENCE SOUTH 57 DEGREES 04 MINUTES 55 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL EXTENDED, 52.18 FEET; THENCE NORTH 32 DEGREES 55 MINUTES 06 SECONDS WEST 20.17 FEET; THENCE NORTH 57 DEGREES 04 MINUTES 55 SECONDS EAST, 52.18 FEET ALONG THE CENTERLINE OF PARTY WALL EXTENDED TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

**Commonly known as:** 2847 South Pitney  
Chicago IL

Property of Cook County Clerk's Office