

8392057-  
2706547

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**



Doc#: 0725035227 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2007 01:01 PM Pg: 1 of 3

The Grantor, **COREGAN GROUP, L.L.C.**, an Illinois limited liability company, with its principal place of business in Lemont, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to **DB AVALON DEVELOPMENT, INC.**, an Illinois corporation, the Grantee, having a principal place of business in Lemont, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Property.

And Grantor, for itself and its successors, does covenant, promise and agree with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim same, by, through or under it, subject only to the exceptions set forth in **Exhibit B** attached hereto and made a part hereof.

DATED this 29<sup>th</sup> day of August, 2007.

Coregan Group, L.L.C., an Illinois limited liability company

By: Randal A. Zahora (SEAL)  
Randal A. Zahora, President

**IMPRESS  
SEAL  
HERE**

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 Randal A. Zahora, personally known to me to be the President of Coregan Group, L.L.C., whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered said instrument as such person's free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of August, 2007

Commission expires 04/10, 2010



Darrin S. Baim  
Notary Public

This instrument was prepared by: Darrin S. Baim, GOLAN & CHRISTIE LLP, 70 West Madison St., Ste. 1500, Chicago, IL 60602

Please send a recorded copy of this instrument to: William Morrison, 7630 S. County Line Rd #7

Send Subsequent Tax Bills to: DB Avalon Development, Inc Burr Ridge, IL 60527  
206 Main St.  
Lemont, IL 60439

**BOX 333-CP**

P-7  
JW

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOTS 17 AND 18 AND THE EASTERLY 4.00 FEET OF LOT 19 IN BLOCK 3 IN THE VILLAGE OF LEMONT, A SUBDIVISION IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 22-20-312-002-0000  
22-20-312-003-0000  
22-20-312-026-0000

ADDRESS OF PROPERTY: 206 Main Street  
Lemont, Illinois 60439

STATE OF ILLINOIS

SEP. -5.07

REAL ESTATE TRANSFER TAX

# 0000043261

00965.00

FP 103032

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. -5.07

REAL ESTATE TRANSFER TAX

# 0000043365

00482.50

FP 103034

REVENUE STAMP

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES IN RESPECT OF THE PROPERTY WHICH ARE NOT DUE AND OWING.
2. ACTS DONE OR SUFFERED BY, OR JUDGMENTS AGAINST PURCHASER OR ANY PARTY CLAIMING BY, THROUGH OR UNDER GRANTEE.
3. POSSIBLE EASEMENT FOR PUBLIC UTILITIES BY VIRTUE OF OVERHEAD WIRE, AS DISCLOSED BY SURVEY DATED MAY 26, 2004 MADE BY SCHOMIG LAND SURVEYORS, LTD. PLAT NO. 041414.
4. ENCROACHMENT OF BUILDING ON PROPERTY EAST AND OF ADJOINING OVER EAST LINE ONTO THE LAND BY 0.23 OF A FOOT, AS DISCLOSED BY SUVEY MADE BY SCHOMIG LAND SURVEYORS, LTD. PLAT NO. 041414 DATED MAY 26, 2004.
5. ENCROACHMENT OF BUILDING OVER SOUTH LINE BY 1.62 FEET TO 1.94 FEET, AS DISCLOSED BY SURVEY MADE BY SCHOMIG LAND SURVEYORS, LTD. PLAT NO. 041414 DATED MAY 26, 2004.

Property of Cook County Clerk's Office