SPECIAL WARRANTY DEED

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"):

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

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

Together with all and singular the here ditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rente, 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.

done or suffered to be done, anything whereby the 'roperty 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,

And Grantor, for itself and its successors, does covenant, promise and agree with Grantee and its successors, that Grantor has not by, through or under it, subject only to the exceptions set for th in Exhibit B attached hereto and made a part hereof. DATED this 29th day of August, 2007. Coregan Group, L.L.C., an Illinois limited liability company Randal A Zahora, President (SEAL) 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 & Zahora, personally **IMPRESS** known to me to be the President of Coregan Group, L.L.C., whose name is subscribed to **SEAL** the foregoing instrument, appeared before me this day in person, and cknowledged that HERE 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 ___ 21th day of August, 2007 Commission expires 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 Morning, 7630 S. Gorn Likeld #7

Send Subsequent Tax Bills to: DB Araba Development, Inc. Bur Ridge, IL 60527

206 Main St.

LEMONT, IL 60439

BUX 333-[7

0725035227D Page: 2 of 3

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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

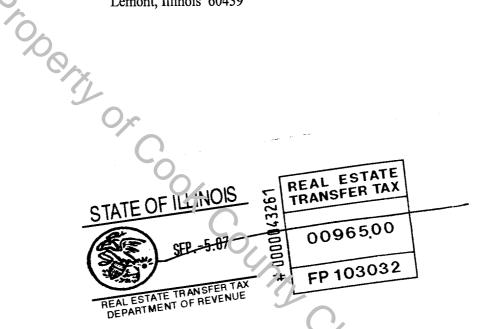
22-20-312-003-0000

22-20-312-026-0000

ADDRESS OF PROPERTY:

206 Main Street

Lemont, Illinois 60439





0725035227D Page: 3 of 3

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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. 541,14 DATED MAY 26, 2004.
- 5. ENCROACHMENT OF EUILDING 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.