

UNOFFICIAL COPY



Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

Doc#: 0725705238 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2007 03:33 PM Pg: 1 of 3

ILLINOIS

Ticor Title Insurance

Above Space for Recorder's Use Only

Property of JTR Properties LLC

THIS AGREEMENT between JTR Properties LLC a corporation 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 (*Name and Address of Grantee-s*) Alpaca Properties of 2012 W. Haddon #1, Chicago, Illinois 60622 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (*see legal description rider attached as page 3 hereto*).

Together with all and singular the hereditaments and appurtenances thereto 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Alpaca Properties, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs 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 DEFEND,

SUBJECT to: General Taxes for the year 2006 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-02-121-007-0000

Address(es) of Real Estate: 1341 N. Lawndale, Chicago, Illinois, 60651

TICOR TITLE
603912

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The date of this deed of conveyance is August 31, 2007.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:
JTR Properties LLC

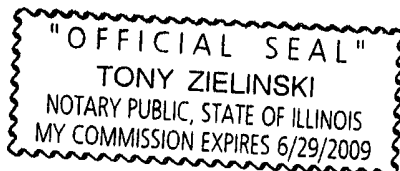

By: President

(Impress Corporate Seal Here)


Attest: Secretary

State of Illinois
County of Cook ss.

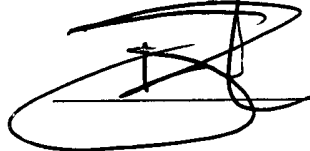
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the President of JTR Properties LLC a Illinois Corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



(Impress Seal Here)

(My Commission Expires 6/29/09)

Given under my hand and official seal August 31, 2007



Notary Public

This instrument was prepared by:
Kevin Cunningham
Attorney at Law
4001 W. 95th Street
Oak Lawn, IL, 60453

Send subsequent tax bills to:
Alpaca Properties
1341 N. Lawndale
Chicago, Illinois, 60651

Recorder-mail recorded document to:
William Knee
Knuckles, Keough & Moody, P.C.
1001 E. Chicago Ave. Suite 103
Naperville, Illinois, 60540

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 1341 N. Lawndale, Chicago, Illinois, 60651

LOT 41 AND THE SOUTH 1/2 OF LOT 42 IN BLOCK 11 IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO

CITY TAX



SEP. 11.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005508

REAL ESTATE TRANSFER TAX
04785.00
FP 102803

STATE OF ILLINOIS

STATE TAX



SEP. 11.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000040413

REAL ESTATE TRANSFER TAX
00638.00
FP 102309

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



SEP. 11.07

REVENUE STAMP

0000040310

REAL ESTATE TRANSFER TAX
00319.00
FP 326707