

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

① GNT #07-0676

THIS INDENTURE WITNESSETH,
That the Grantor, **Rockwell Manor Homes LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located



Doc#: 0731709023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/13/2007 11:28 AM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, **CONVEYS AND WARRANTS** to **Gust Atsalis**, an unmarried man & **Todd Schaner**, an unmarried man ("Grantee"), as joint tenants not as tenants in common, whose address is:

2214 W. Lyndale Street, Chicago, Illinois 60647, the following described real estate, to wit:

The South 27.83 feet of the North 113.50 feet of Lot 3 in Gray's Subdivision of 8 acres, lying East of and adjoining the West 35.62 acres of the Northeast Quarter North of Milwaukee Avenue in Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-36-203-059-0000

Commonly known as: 2307 N. Rockwell Street, Chicago, Illinois 60647

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that Grantor has not done or suffered to be done, anything whereby the said Property hereby granted is in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

ALL OF THE ABOVE SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) special taxes or assessments for improvements not yet completed and other assessments or installments thereof; (d) public, private and utility easements recorded at any time prior to closing; (e) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (g) acts done or suffered by Purchaser or anyone claiming through Grantee; (g) utility easements, whether recorded or unrecorded; (h) any plat of subdivision affecting the Property; and (i) liens and other matters of title over which Guaranty National Title is willing to insure over without cost to Grantee (collectively, "Permitted Exceptions").

[Signatures on Next Page.]

UNOFFICIAL COPY

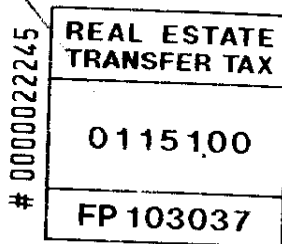
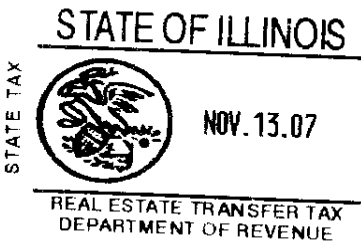
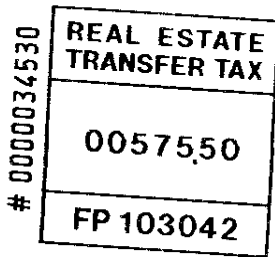
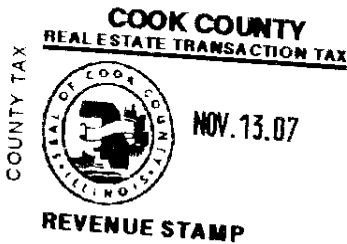
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 1 day of *November*, 2007.

ROCKWELL MANOR HOMES, LLC
an Illinois limited liability company

By: Zlatko Trifunovski
Zlatko Trifunovski
Its: Member

By: Zoran Vranjes, Trustee
Zoran Vranjes, not individually, but
solely as Trustee of the Zoran Vranjes
Revocable Trust, under Agreement
dated April 2, 2003
Its: Member

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
535718 \$8,632.50
11/13/2007 10:48 Batch 07242 13

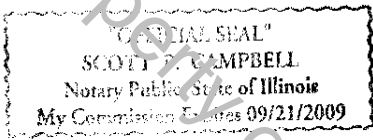


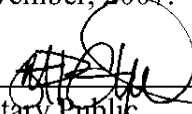
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Zoran Vranjes, as Trustee aforesaid and Zlatko Trifunovski, as Members of **Rockwell Manor Homes LLC**, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Members, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal as of the 1st day of November, 2007.





Notary Public

My commission expires 9/21/09

After Recording Mail to:

Barbara M. Demos
4746 N. Milwaukee
Chicago IL 60630

Send Subsequent Tax Bills to:

Gust J. Atsalis
2307 North Rockwell
Chicago, Illinois 60647

This Instrument was prepared by:
Whose Address is:

Horwood Marcus & Berk Chfd.
180 North LaSalle Street, Suite 3700, Chicago, Illinois 60601