



Doc#: 0734542131 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2007 02:29 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED
TENANCY BY THE ENTIRITY**

Mail To

ST 5098910

Tamara Hannah
1861 N Bissell St
Chicago, IL 60614

[Handwritten signature]

THIS INDENTURE, made
This 30th day of November
2007 between BRIDGEPORT
COMMONS, 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 party of the first part, and
AMANZIO CAROCCI & DEBRA CAROCCI, husband and wife, not as tenants in
common, party, not as joint tenants but as Tenancy by the Entirety, party of the second
part, of the City of Chicago, County of Cook, and State of Illinois.

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WITNESSETH that party of the first part for and in consideration of the sum of Ten And
00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of
the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Operating Agreement and of the Manager of the first part, by these presents does
DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not as
tenants in common, party, not as joint tenants but as Tenancy by the Entirety, and to 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: and as
more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging,
or in otherwise appertaining, and the reversion(s), remainder(s) thereof, and all of the
estate, right, title, interest claim or demand whatsoever, of the property of the first part,
either in law or equity, of, in and to the attached described premises, with the
hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above
described, with appurtenances, unto the party of the second part, their heirs and assigns
forever.

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, 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 encumbered or charged, except as herein recited; and that it WILL
WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or
to claim the same, by, through or under it, subject to: General real estate taxes for the
current year not then due and for subsequent years, easements, covenants, restrictions,
agreements conditions and building lines of record; the Illinois, zoning and building laws

[Handwritten signature]

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STREET ADDRESS: 3644 S. CANAL STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-33-330-004-0000

LEGAL DESCRIPTION:

LOT 15 IN BRIDGEPORT COMMONS, BEING A SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
DEC. -5.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000106023

REAL ESTATE TRANSFER TAX
00570.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
DEC. -5.07
REVENUE STAMP
0000106272

REAL ESTATE TRANSFER TAX
00285.00
FP 102802

CITY OF CHICAGO
CITY TAX
DEC. -5.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000000510

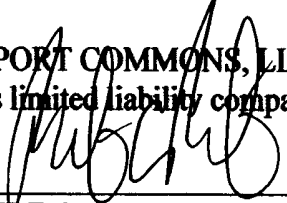
REAL ESTATE TRANSFER TAX
04275.00
FP 102805

UNOFFICIAL COPY

and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, ROBERT C. RANQUIST, III


BRIDGEPORT COMMONS, LLC.
an Illinois limited liability company

By: 
ROBERT C. RANQUIST, III.
Its Manager

Name and Address of Taxpayer: Amanzio Carocci 3644 S Canal, Chicago, Illinois 60609

STATE OF ILLINOIS)
ss.)
COUNTY OF LAKE)

I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Manager of Bridgeport Commons, L. L. C., Illinois an limited liability company , and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of said company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of November, 2007.

OFFICIAL SEAL
GARY M. ADELMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/16/08
Notary Public

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A
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This instrument was prepared by:
Gary M. Adelman
2245 W. Huron Street
Chicago, Illinois 60612