

This instrument prepared by:

Matthew B. Carpenter
GAROFALO & THIERSCH, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606



Doc#: 0735535036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2007 08:54 AM Pg: 1 of 3

After Recording mail to:

NACOSIA MITCHELL
21137 RIDGELAND MANOR DR
MATTESON, IL 60443

Send subsequent tax bills to:

Nacosia Mitchell
21137 Ridgeland Manor Dr.
Matteson, IL 60443

23422
TICOR TITLE

SPECIAL WARRANTY DEED **Ticor Title Insurance**

This Indenture, made this 21st day of November, 2007, between **MADISON HOMES PARTNERSHIP, LLC**, a 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, part of the first part, and **NACOSIA MITCHELL**, party of the second part.

WITNESSETH, that the said 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, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY, unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"
ATTACHED HERETO AND MADE PART HEREOF

3
E

Permanent Real Estate Index Number(s): (part of) 31-20-300-011-0000;
(part of) 31-20-308-001-0000;
As of 2007, known as:
31-20-308-020-0000

Together with all and singular the hereditaments and appurtenances thereunto 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 said 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 above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.


And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, their 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 FOREVER DEFEND, Subject to: (a) Covenants, conditions and restrictions of record; (b) private, public and utility easements, if any; (c) special taxes or assessments for improvements not yet completed; (d) any unconfirmed special tax or assessment; (e) general taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2006 and 2007

BOX 15

UNOFFICIAL COPY

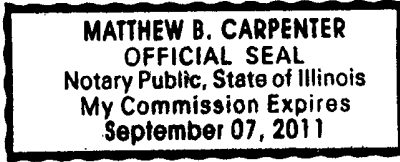
IN WITNESS WHEREOF, said party of the first part has caused it corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

Madison Homes Partnership, LLC, an Illinois limited liability company


 By: _____
 James L. Garofalo
 Its: Manager

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 James L. Garofalo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

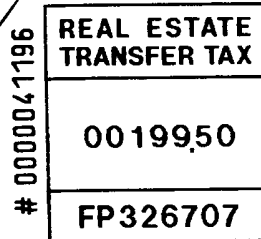
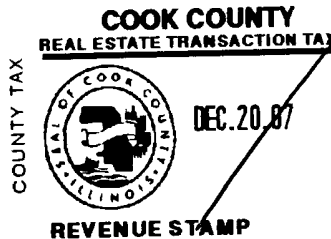
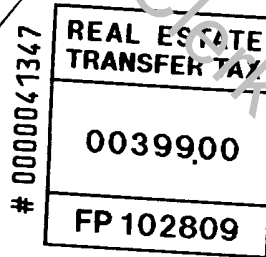
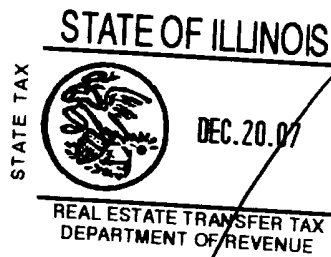
Given under my hand and official seal, this 21st day of NOVEMBER, 2007.





 Notary Public

Commission expires: _____



UNOFFICIAL COPY

EXHIBIT A- LEGAL DESCRIPTION OF LAND

LOT 212 IN RIDGELAND MANOR – PHASE 4 AND 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2006 AS DOCUMENT NO. 0601234046, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office