

148

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Doc#: 0808633134 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/26/2008 01:11 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,
That the Grantor, **7847 Developers LLC**, an Illinois limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

8423016 D2 MS

Property of Cook County Clerk's Office

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Caldwell Partners, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, whose address is, 1467 N. Elston, Chicago, Illinois 60622, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes that are not due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements, and (d) encroachments cited in Chicago Title Insurance Company Commitment No. 1410 008423016.

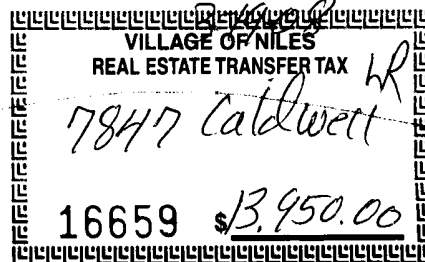
Permanent Real Estate Index Number: 10-30-201-030-0000; and
10-30-201-029-0000.

Commonly known as: 7847 Caldwell, Niles, Illinois

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Box 400-CTCC



3/28

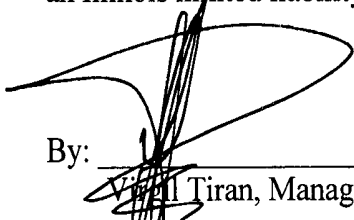
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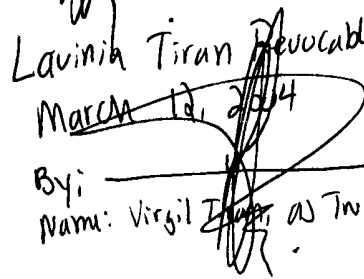
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 4th day of March, 2008.

7847 Developers LLC,
an Illinois limited liability company

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAR. 25. 08	0465000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

0000009390

By: 
Virgil Tiran, Manager

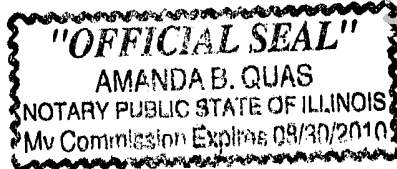
Lavinia Tiran Revocable Trust dated
March 12, 2004
By: 
Name: Virgil Tiran as Trustee

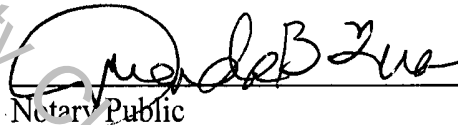
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

*and as trustee under said trust,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Virgil Tiran, Manager, 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 their free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of March, 2008.




Notary Public
My commission expires _____

After Recording Mail to:

Thomas Moore
Andersen & Moore
111 W. Washington Street
Suite 1100
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

3213 W Irving Park
Chicago IL 60618

This Instrument was prepared by: Horwood Marcus & Berk Chtd.
Whose Address is: 180 N. LaSalle Street, Suite 3700, Chicago, Illinois 60601

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	MAR. 25. 08	0232500
	REVENUE STAMP	FP 103022

0000007454

UNOFFICIAL COPY Exhibit A

STREET ADDRESS: 7847 N. CALDWELL

CITY: NILES

COUNTY: COOK

TAX NUMBER: 10-30-201-030-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF LOT 1, LYING EAST OF THE EAST LINE OF CALDWELL AVENUE, AS DEDICATED BY DOCUMENT 11796780 (EXCEPT THE EAST 835.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1) IN THE SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 651.42 FEET AND EXCEPT THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30) IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE WEST 120.24 FEET OF THE EAST 140.37 FEET OF THE SOUTH 4.20 FEET OF THE NORTH 1/2 OF LOT 1 LYING, EAST OF THE EAST LINE OF CALDWELL AVENUE, AS DEDICATED BY DOCUMENT 11796780 (EXCEPT THE EAST 835.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1) IN THE SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 651.42 FEET AND EXCEPT THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THAT PART OF LOT 1, (EXCEPT THE EAST 835.00 FEET) LYING EAST OF THE EAST LINE OF CALDWELL AVENUE, AS DEDICATED BY DOCUMENT 11796780, (EXCEPT THAT PART TAKEN FOR HIGHWAY) IN THE SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND WAUKEGAN ROAD (EXCEPT THE NORTH 651.42 FEET AND EXCEPT THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30), IN COOK COUNTY, ILLINOIS;

TOGETHER WITH THE WEST 120.24 FEET OF THE EAST 140.37 FEET OF THE SOUTH 4.20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 1/2 OF LOT 1, LYING EAST OF THE EAST LINE OF CALDWELL AVENUE, AS DEDICATED BY DOCUMENT 11796780 (EXCEPT THE EAST 835.00 FEET THEREOF, AS MEASURED ALONG THE NORTH LINE OF LOT 1) IN THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND WAUKEGAN ROAD, (EXCEPT THE NORTH 651.42 FEET AND EXCEPT THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30), IN COOK COUNTY, ILLINOIS.