

UNOFFICIAL COPY

84327005/28/0903/00
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28 day of March, 2008, between **RSD GALEWOOD, 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 ("Grantor"), and, **Edward Ross and Jeresa Ross**, husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety (together as "Grantee"), whose address is 1915 S. 25th Ave., Maywood, IL 60153



Doc#: 0809133172 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2008 11:17 AM Pg: 1 of 3

Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **5416 W. Hanson Ave., Chicago, Illinois**

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

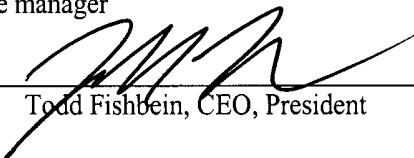
TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Scott A. Weisenberg, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD GALEWOOD, LLC, an Illinois limited liability company
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
its sole manager

By: 
Todd Fishbein, CEO, President



BOX 333-CT

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STATE OF ILLINOIS)
COUNTY OF COOK)

Fishbein I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *Todd Scott A.*
Weisenberg, personally known to me to be the *President* of RED SEAL DEVELOPMENT CORP., an Illinois corporation and the sole Manager of RSD GALEWOOD, LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 28th day of March, 2008.

Kathleen McMahon-Ortiz
"OFFICIAL SEAL" Notary Public
Kathleen McMahon-Ortiz
Notary Public, State of Illinois
My Commission Exp. 12/29/2009

SEND RECORDED DEED TO:
Mark D. Hellman, Esq.
Law Offices of Mark D. Hellman
105 W. Madison Ave., Ste. 901
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:
Edward and Jeresa Ross
5416 W. Hanson Ave.
Chicago, Illinois 60639

Property of Cook County Clerk's Office

STATE OF ILLINOIS



MAR. 31. 08

REAL ESTATE TRANSFER
DEPARTMENT OF REVENUE

0000048076

REAL ESTATE TRANSFER TAX
00320.50
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR. 31. 08



0000048187

REAL ESTATE TRANSFER TAX
00160.25
FP 103034

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
MAR. 31. 08



0000000833

REAL ESTATE TRANSFER TAX
02403.75
FP 103033

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EXHIBIT A

PARCEL 1:

LOT 98 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

STREET ADDRESS: 5416 W. Hanson Ave., Chicago, Illinois

P.I.N.: Part of 13-33-300-030

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) SEWER LINE COVENANT MADE BY RSD GALEWOOD, LLC RECORDED MARCH 8, 2007 AS DOCUMENT 0706739002; (4) MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ENCLAVE AT GALEWOOD CROSSINGS MADE BY RSD GALEWOOD, LLC RECORDED ON DECEMBER 10, 2007 AS DOCUMENT 0734434123; (5) DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ENCLAVE AT GALEWOOD CROSSINGS TOWNHOMES MADE BY RSD GALEWOOD, LLC RECORDED ON JANUARY 9, 2008 AS DOCUMENT NUMBER 0800931088; (6) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS CONTAINED IN THE GALEWOOD RESIDENTIAL PLAT OF SUBDIVISION RECORDED MARCH 29, 2007 AS DOCUMENT NO. 0708815072; (7) NOTICE OF RECORDATION OF NO FURTHER REMEDIATION LETTERS RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734434124; (8) AGREEMENT FOR A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND ACCESS TO THE RIGHT OF WAY MADE BY RSD GALEWOOD, LLC AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122072; (9) NON-EXCLUSIVE, PERPETUAL EMERGENCY EASEMENT FOR VEHICULAR INGRESS AND EGRESS, MADE BY RSD GALEWOOD AND KERASCOT'S SHOWPLACE THEATRES, LLC RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122072; (10) NO FURTHER REMEDIATION LETTER RECORDED ON FEBRUARY 13, 2008 AS DOCUMENT NUMBER 0804434155.