

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
**(Limited Liability Company to**  
**Limited Partnership) (Illinois)**



Doc#: 0817531120 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2008 04:01 PM Pg: 1 of 4

### Above Space for Recorder's use only

THIS AGREEMENT, made this 1st day of June, 2008 between, EMERALD ROBBINS CONSORTIUM, LLC, an Illinois Limited Liability Company created and existing under the laws of the State of Illinois, doing business at 123 West Madison Street, Chicago, Illinois 60602, party of the first part, and ROBBINS MODEL UNIT LIMITED PARTNERSHIP, doing business at 123 West Madison Street, Chicago, Illinois 60602, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOTS 27 AND 28 IN BLOCK 5 IN LINCOLN MANCR. A SUBDIVISION OF THE SOUTH 945.0 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever, and 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, its 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: real estate taxes for the year 2007 and subsequent years.

Permanent Real Estate Number(s):

24-35-305-051-0000 AND 24-35-305-052-0000

Address(es) of real estate:

3800-02 W. 135<sup>th</sup> Street, Robbins, Illinois

IN WITNESS WHEREOF, said party of the first part has executed this document on the date below subscribed.

EMERALD ROBBINS CONSORTIUM, LLC,

Date: 6/19/2008

Judd M. Harris, Its managing member and authorized signatory

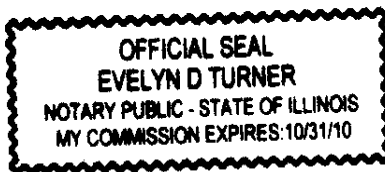
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JUDD M. HARRIS, personally known to me to be an authorized signatory of EMERALD ROBBINS CONSORTIUM, LLC, appeared before me this day in person, and acknowledged that he executed the foregoing instrument as his free and voluntary act.

Given under my hand and official seal, this 1st day of June, 2008.

  
\_\_\_\_\_  
Notary Public



This instrument was prepared by Judd M. Harris, 123 W. Madison, Suite 1800, Chicago, Illinois. 60602

**SEND SUBSEQUENT TAX BILLS TO:**

EMERALD NCCDC  
123 W. MADISON ST.—SUITE 1800  
CHICAGO, IL 60602

**MAIL TO:**

Judd M. Harris  
123 W. Madison St., Suite 1800  
Chicago, IL 60602

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
L A W O F F I C E S

**JUDD M. HARRIS & ASSOCIATES**

123 WEST MADISON STREET  
EIGHTEENTH FLOOR  
CHICAGO, ILLINOIS 60602

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(312) 795-9600 FAX: (312) 795-9601  
Email: Harrislaw@sbcglobal.net

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June 23, 2008

HAND DELIVERED

Eugene Moore  
Cook County Recorder of Deeds  
118 N. Clark Street--Room 230  
Chicago, IL 60602

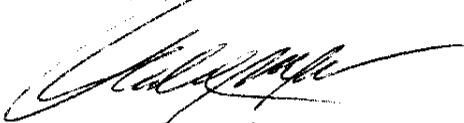
Re: Certification of exemption

Please be advised that this office represents the Village of Robbins with respect to redevelopment issues involving some 1,100 tax deed properties from the 2003 Cook County Scavenger Sale and various forfeiture sales.

The Village certifies that the deed from Emerald Robbins Consortium, LLC to Robbins Model Unit Limited Partnership, dated June 1, 2008, conveying permanent index numbers 24-35-305-051 and -052 is exempt from transfer tax, under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sub. Par. "e" and Cook County Ord. 93-0-27-par. "E". The Village further waives the requirement of transfer exemption stamps for recording said deed.

Thank you very much for your consideration.

Very truly yours,



Judd M. Harris

JMH:se

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JUNE 19, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said JUDG M. HARRIS  
This 19th day of JUNE, 2008  
Notary Public [Signature]

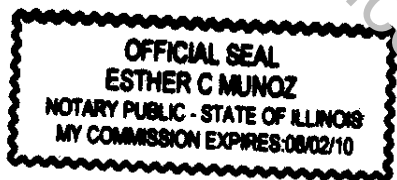


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date JUNE 19, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said JUDG M. HARRIS  
This 19th day of JUNE, 2008  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)