

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0820622090 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2008 01:14 PM Pg: 1 of 2

THIS AGREEMENT made this 10th day of June, 2008, between CITYWIDE LAND, L.L.C., a Limited Liability Company 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 STAN INVESTMENTS, LLC., a Limited Liability Company, 16 E. Old Willow Road, Prospect Heights, Illinois 60070, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 State of Illinois known and described as follows, to wit:

GARDNER'S
LOT "E" IN BLOCK 2 IN "GARDNER'S 55TH STREET BOULEVARD ADDITION" IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-16-102-063-0000

Commonly Known As: 5550 S. Lowe Avenue, Chicago, Illinois 60632 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its VICE PRESIDENT, and attested by its ASSISTANT SECRETARY this 10th of June, 2008.

CITYWIDE LAND, L.L.C.

City of Chicago
 Dept. of Revenue
 558366
 07/24/2008 11:49 Batch 00796 80

Real Estate
 Transfer Stamp
\$47.25



BY: PACIFIC FINANCIAL GROUP, INC.
 ITS: MANAGER

By *Nikia Mccoy*
 NIKIA MCCOY
 VICE PRESIDENT

Attest *Nikia Mccoy*
 NIKIA MCCOY
 ASSISTANT SECRETARY

State of Illinois)
) ss
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NIKIA MCCOY, personally known to me to be the VICE PRESIDENT and ASSISTANT SECRETARY of the PACIFIC FINANCIAL GROUP, INC., an Illinois Corporation, and 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 such Vice President and Assistant Secretary signed and delivered the said instrument, pursuant to authority given by the laws of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this June 10, 2008.

Commission Expires

OFFICIAL SEAL
NANCY DEL VALLE
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 05/25/11

Nancy Del Valle
 NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: *DROSPECT HTS, FL 60070* *1605 DEPT HTS, FL*
STAN INVESTMENTS, LLC *STAN INVESTMENTS, LLC 60070*
16 E. OLD WILLOW # 507-S *16 E. OLD WILLOW # 507-S*
DORSET HTS. IL 60071

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 24. 08

0000065130
 # 0000065130

REAL ESTATE TRANSFER TAX	
0000225	
FP 103042	

STATE OF ILLINOIS



JUL. 24. 08

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000032863

REAL ESTATE TRANSFER TAX	
0000450	
FP 103037	