

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Tenants by Entirety

Doc#: 0822833018 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2008 09:06 AM Pg: 1 of 3

MAIL TO:

VICTOR PRATT + SHEVILLE WATKINS
SEND TAX BILLS TO:
~~VICTOR & STEPHANIE PRATT-WILLIAMS~~
15624 S. Greenwood
Dolton, IL 60419

THIS INDENTURE WITNESSETH, that the Grantor: **CLAREMONT CONSTRUCTION, L.L.C.**, an Illinois Limited Liability Company duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of said Limited Liability Company Conveys and Warrants unto GRANTEE: **VICTOR PRATT and STEPHANIE PRATT WILLIAMS**, of 7405 S. Eberhart, Dolton, IL 60449, not as tenants in common, and not as joint tenants, but as tenants by entirety, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit: * *SHEVILLE WATKINS, husband and wife*

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Tax No. 29-11-313-062-0000 (affects PIC and other property)

Commonly known as: 15624 S. Greenwood, Dolton, IL 60419

Subject to: General taxes for 2007 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in Tenancy by the Entirety forever.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 4th day of Aug, 2008.

RICHARD WAGNER, MEMBER

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No 14689
ADDRESS 15624 GREENWOOD
ISSUE 7-24-08 EXPIRED 8-24-08
AMT 187
TYPE RT General Homestead
VILLAGE COMPTROLLER

3KY
BOX 334 CTI

CTI @ SA 3698 299 1 of 3 HP

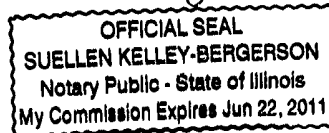
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that RICHARD WAGNER is personally known to me to be the Member of **CLAREMONT CONSTRUCTION, LLC.**, an Illinois Corporation, and is 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 as such Member of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Organization of CLAREMONT CONSTRUCTION, LLC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4th day of August, 2008.

Suellen Kelley-Bergerson
NOTARY PUBLIC



This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Chicago, Illinois 60655 - (708) 425-6200.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
M/M VICTOR PRATT
15624 S. Greenwood
Dorion, IL 60419

STATE OF ILLINOIS



AUG. 14.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051188

REAL ESTATE
TRANSFER TAX

0024900

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 14.08

REVENUE STAMP

0000051270

REAL ESTATE
TRANSFER TAX

0012450

FP 103034

UNOFFICIAL COPY**STREET ADDRESS:** 15264 S GREENWOOD**CITY:** DOLTON**COUNTY:** COOK**TAX NUMBER:** 29-11-313-062-0000**LEGAL DESCRIPTION:**

THE 100 FOOT WIDE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY) LYING IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE EXTENDED EAST, OF LOT 8 IN BLOCK 4 OF SCHMIDT AND WATERMAN SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 11 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS PER PLAT THEREOF RECORDED OCTOBER 6, 1958 AS DOCUMENT NUMBER 17338578) AND LYING NORTHWESTERLY OF THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL OF LAND; COMENCING AT THE POINT OF INTERSECTION OF THE 100.00 WIDE RIGHT OF WAY CENTER LINE OF THE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY) WITH THE SOUTH LINE OF SAID SECTION 11, THENCE NORTH 38 DEGREES 40 MINUTES WEST, ALONG SAID CENTER LINE, 715.30 FEET, TO THE POINT OF BEGINNING; THENCE WEST 64.03 FEET TO THE SOUTHWESTERLY LINE OF THE 100.00 FOOT WIDE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY) THENCE NORTH 38 DEGREES 40 MINUTES WEST, ALONG SAID SOUTHWESTERLY LINE, 289.93 FEET; THENCE EAST 128.06 FEET, TO THE NORTHEASTERLY LINE OF THE 100.00 FOOT WIDE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY) THENCE SOUTH 38 DEGREES 40 MINUTES EAST, ALONG SAID NORTHEASTERLY LINE, 289.93 FEET; THENCE WEST 64.03 FEET, TO THE POINT OF BEGINNING.

AND

DESCRIBING A PARCEL OF LAND LYING WITHIN THE ABOVE DESCRIBED PROPERTY, COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED PROPERTY; THENCE NORTH 38 DEGREES 38 MINUTES 14 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF THE AFORESAID DESCRIBED PROPERTY, A DISTANCE OF 286.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51 DEGREES 21 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE AFORESAID DESCRIBED PROPERTY; THENCE NORTH 38 DEGREES 38 MINUTES 14 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF THE AFORESAID DESCRIBED PROPERTY, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 51 DEGREES 21 MINUTES 46 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE AFORESAID DESCRIBED PROPERTY; THENCE SOUTH 38 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.