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Doc#: 0826257057 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2008 11:37 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY:

Marty DeRoin
122 South Michigan, Suite 1800
Chicago, IL. 60603

9-10
GIT

ABOVE SPACE FOR RECORDER'S USE ONLY

4390860 (2/5) **SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 9th day of June, 2008, between New West Kedzie, L.L.C., a 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"), GTTS Chicago, LLC, ("Grantee") 1300 South Paulina, Suite 300, Chicago, IL, 60608 WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or den and whatsoever, of Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

THE DEED IS BEING RECORDED IN CONJUNCTION WITH DEED AS DOCUMENT
NUMBER 0826257056 . TRANSFER STAMPS AND
DECLARATION ARE ATTACHED TO SAID DEED.

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

(a) General real estate taxes for the current year not yet due and for subsequent years;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

(d) The Declaration of Condominium Ownership for 805 S. Kedzie Townhome Association, including all Exhibits thereto, as amended from time to time (the "Declaration");

(e) Applicable zoning and building laws and ordinances;

(f) Roads and highways, if any;

(g) Unrecorded public utility easements, if any;

(h) Grantee's mortgage, if any;

(i) Plats of dedication and covenants thereof; and

(j) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 16-13-312-044-0000 (Affects underlying land)

Address(es) of real estate: 805 S. Kedzie Avenue, Chicago, Illinois 60612

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

New West Kedzie, L.L.C., an Illinois Limited Liability Company

By: *T. Mazola*
Theodore C. Mazola
Its: Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

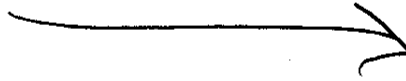
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola as Manager of New West Kedzie, L.L.C., an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9 day of June, 2008

Charo Safford
Notary Public



MAIL TO:



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

GTTS Chicago, LLC.

1300 South Paulina, Suite 300

Chicago, IL. 60608

OR RECORDER'S OFFICE BOX NO. _____

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805 S. KEDZIE AVENUE

THAT PART OF WEST 82.50 FEET OF LOTS 19, 20 AND 21 IN BLOCK 3 IN P. W. SNOWHOOK'S DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 3, 1886, AS DOCUMENT 740757, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, 82.50 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 82.50 FEET OF SAID LOTS 19, 20 AND 21; THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 52.95 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE, 30.05 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 21 AFORESAID; THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 21 AFORESAID, 82.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF LOTS 19, 20 AND 21 AFORESAID 30.05 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF LOT 19 AFORESAID, 82.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN # 16-13-312-044-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 6/6 2008 _____
Signature

Subscribed to and sworn before me this 6th day of June 2008

Pam Hines
Notary Public



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 hold title to real estate under the laws of the State of Illinois.

Dated: 6/6 2008 _____
Signature

Pam Hines
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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.)