

UNOFFICIAL COPY



Doc#: 0909012027 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2009 09:06 AM Pg: 1 of 2

SPECIAL
WARRANTY DEED
Illinois
Statutory

631944

191

Above Space Recorders data only

THE GRANTOR, PROPERTY ASSET MANAGEMENT, INC., for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to MANNA CAPITAL LLC, a Limited Liability Corporation organized and existing under the Laws of the State of Illinois, the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

Lot 26 in Block 9 in Mamerow Boulevard Addition to Irving Park, being a Subdivision by George T.J. Mamerow of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, IL.

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The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;
- (3) All restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

GRANTOR COVENANTS THAT IT IS SEIZED AND POSSESSED OF THE SAID LAND AND HAS A RIGHT TO CONVEY IT, AND WARRANTS THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH AND UNDER IT, BUT NOT FURTHER OTHERWISE.

Permanent Index Number: 13-14-401-022-0000

Property Address: 4305 N. Drake, Chicago, IL 60618

BOX 15

UNOFFICIAL COPY

Dated this 27th day of February, 2009.

PROPERTY ASSET MANAGEMENT INC.

BY: Aida Y. Sarmast

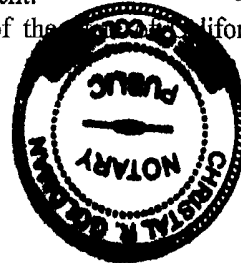
State of Colorado }
County of Douglas } ss.

On February 27, 2009 before me, Christal R. Goldman Notary Public, personally appeared Aida Y. Sarmast, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Christal R. Goldman
Notary signature Christal R. Goldman



MUNICIPAL TRANSFER STAMP COUNTY/ILLINOIS TRANSFER STAMP(if required)

NAME & ADDRESS OF PREPARER:

Linda J. Herber
Jaros Tittle O'Toole, Ltd.
20 N. Clark St., Suite 510
Chicago, Illinois 60602

Mail to:
MANNA CAPITAL LLC.

Mordi Bitton
Tomer Bitton
655 W. Irving Park Rd., #209
Chicago, IL 60613

Name and Address of Taxpayer [See Above]:

CITY OF CHICAGO

CITY TAX



MAR. 25. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009916

REAL ESTATE TRANSFER TAX
00787.50
FP 102803

STATE OF ILLINOIS

STATE TAX



MAR. 25. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000045049

REAL ESTATE TRANSFER TAX
00075.00
FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 25. 09

REVENUE STAMP

0000044897

REAL ESTATE TRANSFER TAX
00037.50
FP 326707