

UNOFFICIAL COPY

09-01626

SPECIAL WARRANTY DEED
(LLC to Individual)



MAIL TO:

Waldemar Wyszynski
Wyszynski & Associates PC
15 N. Northwest Highway
Park Ridge, IL 60068
2500 E. Devon, Ste. 250
DE S PLAINES IL 60018

Doc#: 0916855038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2009 10:17 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Thomas Hnulik
3165 W. Monroe Street
Chicago, IL 60612

THE GRANTOR: ACT Properties, L.L.C., a Limited Liability Company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to Thomas Hnulik, 5841 Ravi Dena Trail, Littleton CO 80125, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

TOMAS RAIBANCE

SEE LEGAL DESCRIPTION ATTACHED

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 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, his/her 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, his/her 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 16-13-107-061-0000
Property Address: 3165 W. Monroe Street, Chicago, IL 60612

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Partner, this Xth day of May, 2009.

IMPRESS
CORPORATE
SEAL HERE

Name of Company: ACT Properties, L.L.C., a Limited Liability Company

By: X [Signature] (SEAL)
Managing Partner Beverly Pallet

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

City of Chicago
Dept. of Revenue
580594
06/08/2009 14:15 Batch 00787 90

Real Estate
Transfer Stamp
\$525.00



UNOFFICIAL COPY

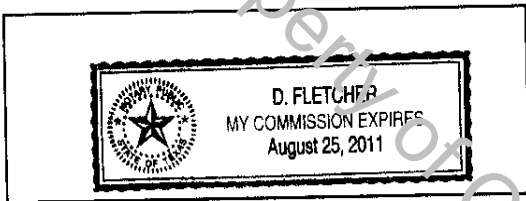
STATE OF Texas)
)SS
County of Dallas)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Bentley Palmer personally known to me to be the Managing Partner of ACT Properties, L.L.C., and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Partner, he/she signed and delivered the said instrument and caused the company seal of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 26 day of May, 2009

X D Fletcher
Notary Public

My commission expires on X 8/25, 2011



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

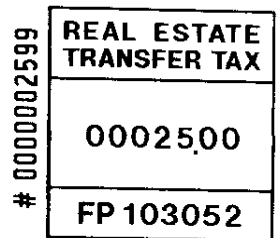
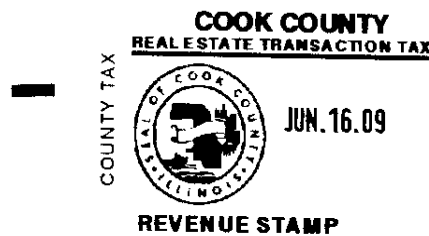
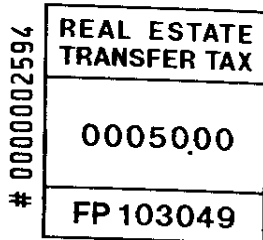
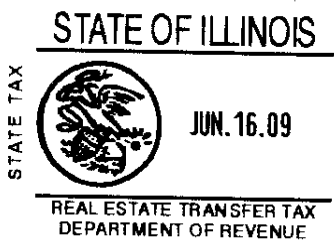
Buyer, Seller or Representative

Property Address: 3165 W. Monroe Street, Chicago, IL 60612

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE596

TO _____ FROM _____
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



UNOFFICIAL COPY

LOT 2 (EXCEPT THE EAST 15 FEET) AND THE EAST 10 FEET OF LOT 3 IN BLOCK 2 IN MARTIN LEWIS SUBDIVISION OF THE WEST 5 ACRES NORTH OF BARRY POINT ROAD IN WEST 1/2 OF NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PREMIER TITLE COMPANY
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100