

2008-05166

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(LLC to Individual)

MAIL TO:

Peter J. Wilkes
Peter J. Wilkes, P.C.
16325 S. Harlem Ave., #160
Tinley Park, IL 60477

1001



Doc#: 0918155091 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2009 10:14 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

George H. Roubos % PETER J. WILKES
18044 S. Olympia Drive
Country Club Hill, IL 60478
16325 S. HARLEM AVE., SUITE 160
TINLEY PARK, IL 60477

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THE GRANTOR: ACT Properties LLC, 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 George H. Roubos, 4209 N. Ashland Avenue, Chicago IL 60613, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

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:

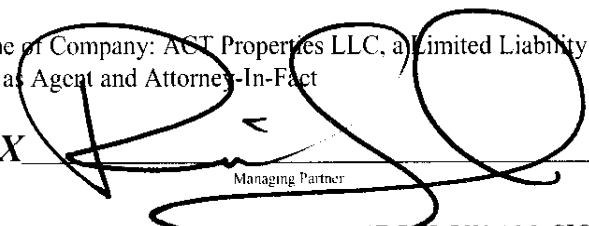
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants, and restrictions of record.

Permanent Real Estate Index Number(s): 28-34-411-015-0000
Property Address: 18044 S. Olympia Drive, Country Club Hill, IL 60478

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 X 2 day of June, 2009.

IMPRESS
CORPORATE
SEAL HERE

Name of Company: ACT Properties LLC, a Limited Liability Company by: US Real Estate Services as Agent and Attorney-In-Fact

By: X  (SEAL)
Managing Partner

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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

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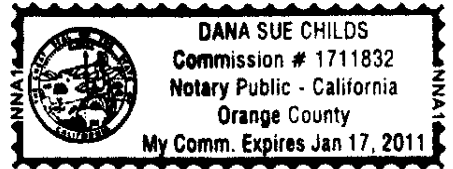
STATE OF California)
)SS
County of Orange)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

X Rida Sharaf personally known to me to be the Managing Partner of US Real Estate Services as Agent and Attorney-In-Fact for ACT Properties LLC, 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 2 day of June, 2009

X Dana Sue Childs
Notary Public



My commission expires on X Jan 17, 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: 18044 S. Olympia Drive, CountryClubHill, IL 60478



NO. 09-114
\$ 315.00
~~REAL ESTATE~~
TRANSFER TAX

** 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

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TO

FROM

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(Individual)

(Corporation)

(Illinois)

Statutory

DEED

WARRANTY

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UNOFFICIAL COPY


LOT 3 IN BLOCK 19 IN FLOSSMOOR TERRACE, A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX

JUN. 30. 09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00063.00
0000008402
FP 103043

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JUN. 29. 09
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
000031.50
0000008287
FP 103046