



Doc#: 0919641099 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/15/2009 12:32 PM Pg: 1 of 2

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOHN GALT ENTERPRISES, LLC
a corporation organized under the laws of
the State of Colorado herein called

'GRANTOR', whose mailing address is:
19201 E. Main Street, Parker, CO 80134

FOR AND IN CONSIDERATION OF
TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

LW FINANCING, LLC

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

LOT 2 (EXCEPT THE EAST 16/13 FEET THEREOF) AND ALL OF LOT 3 AND THE
EAST 8.06 FEET OF LOT 4 IN BLOCK 7 IN SUBDIVISION OF THE NORTHWEST
¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 15-16-207-061-0000

Address of Property: 3104 W. ADAMS STREET, BELLWOOD, IL 60104

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to (a) covenants, conditions and restrictions of
record, (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may
appear of record, including rights of redemption of any parties as a result of judicial
proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders,
laterals and underground pipes, if any, (m) all mineral rights and easements in favor of
owners of mineral estate.

CTJA3207898J / 51c29027174
2012

LW



BOX 333-CTP

UNOFFICIAL COPY

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 26 day of May, 2009 in its name by its _____ thereunto authorized by resolution of its board of directors.

JOHN GALT ENTERPRISES, LLC
BY:

Jackie Alsalem

(AFFIX SEAL)

Phoenix Asset Management LLC
as Attorney in Fact

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 26 day of May, 2009 as Jackie Alsalem of JOHN GALT ENTERPRISES, LLC on behalf of the said corporation.

Chris F. Nelson
NOTARY PUBLIC

MAIL TO:

Levin & Rosen LTD
4051 Old Orchard Road
Skokie IL 60076

CHRIS F. NELSON
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 11/14/2011

This instrument prepared by:
KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453

STATE OF ILLINOIS



JUL. 14. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000055523

REAL ESTATE TRANSFER TAX
00050.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 14. 09

REVENUE STAMP

0000055615

REAL ESTATE TRANSFER TAX
00025.00
FP 103034