## UNOFFICIAL COPYMAN

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 necentary, 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:

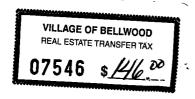
all that certain real property sit atel in Cook County, Illinois and more particularly described as follows:

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 4 OF SECTION 16, TOWNSHIP 39 NORTH. RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, 12 LINOIS.

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

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

TO HAVE AND TO HOLD the above described premises, together will 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 my 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.



BOX 333-CFF

0919641099D Page: 2 of 2

## **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.

		RANTOR has caused these presents to be executed
	is <u>26 day of May</u>	
its		thereunto authorized by resolution of its board
of directors.		
	JOHN G	ALT ENTERPRISES, LLC
7	BY:	
	200 /00	$\alpha : A = \alpha$
	/ Luc	Kel Ukralen
(A PPIX OF A	4	and the
(AFFIX SEA	AL) Ox	Phoenix Asset Management LLC as Attorney in Fact
STATE OF_	Colorado	as Allows,
COUNTY O		
	- CETIVET	
The f		acknowledged before me this 2/2 day of
May		kie obsalen of JOHN
GALT ENT	ERPRISES, LLC on behal	If of the said corporation.
		Wirish Melson
		NOTARY PUBLIC
		Q <sub>4</sub>
MAIL TO:	· O	4,
<u>-evin</u> a	POSE LTD	- CHRIS F NELSON
4051 0	a overera vocas	NOTARY PUBLIC STATE OF COLORADO
Skokul	40019	MY COMMISSION EXPIRES 11/14/2011
This instrum	nent prepared by:	0
	D. SLOMKA	
LAW OFFIC	CES OF KENNETH D. SI 3 <sup>RD</sup> STREET, SUITE 202	LOMKA, P.C.
	N, IL 60453/	
OAKLAWI	1, IL 00433	
		REAL ESTATE TRANSFER TAX
STATE OF ILLINOIS	REAL ESTATE	注 (
8	TRANSFER TAX 0005000	JUL.14.09 00025,00
JUL.14.09	8 0005000	REVENUE STAMP # FP 103034
		HEAFUGE SIVE.
REAL ESTATE TRANSFER TAX	# FP 103032	

DEPARTMENT OF REVENUE