

UNOFFICIAL COPY



Doc#: 0920440018 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/23/2009 09:38 AM Pg: 1 of 4

3 of 4 HAYNES #84-68-576-21

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17TH day of JUNE, 2009, between Georges' Properties, LLC an Illinois limited liability company ("Grantor"), and Cozzi/O'Brien Recycling, LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of the limited liability company agreement, does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described premises, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and successors, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those permitted exceptions described on Exhibit B attached hereto.

Box 400-CTCC



This stamp processed pursuant to Section 1-108-4 (a)(2) of the Franklin Park Ordinance Code governing review of documents.

47

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

The South 152 feet of Lot "L" in Block 53, in the Third Addition to Franklin Park Subdivision, in the Southwest Quarter of Section 21, township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The West 1 foot of Lot 11 in Block 53, in the Third Addition to Franklin Park Subdivision, in the Southwest Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 10058 Franklin Avenue, Franklin Park, IL

PINs: 12-21-311-033 and 12-21-311-052

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. Taxes for the second installment of 2008 and subsequent years not yet due and payable.
2. Mortgage dated December 5, 2005 and recorded January 13, 2006 as Document No. 0601302061 made by O'Brien Investments, LLC to American Chartered Bank to secure an indebtedness in the amount of \$280,000.00
3. Assignment of Rents dated December 5, 2005 recorded March 20, 2006 as Document No. 0607902183 made by O'Brien Investments, LLC to American Chartered Bank.