## **UNOFFICIAL COPY**

### **QUIT CLAIM DEED**

**ILLINOIS** 

THE GRANTOR, 745 SPECIAL ASSETS LLC, a Delaware limited liability company, of the City of New York, County of New York, State of New York, for and in consideration of TEN AND NO/100 (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to GALAXY REALTY MANAGEMENT LLC, an Illinois limited liability company, of 11235 Twin Lakes Drive, Orland Park, Cook County, Illinois 60467, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0923146057 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 08/19/2009 10:01 AM Pg: 1 of 3

3

LOT 3 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988 AS DOCUMENT 88593535 IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BJECT TO: Current real estate taxes, not delinquent, covenants, conditions, easements, encumbrances and restrictions of record and those Permitted Title Exceptions cet forth and identified on Exhibit "A" attached hereto and made a part hereof.

Permanent Index Number:

28-18-100-030-0000

COMMONLY KNOWN AS: 15341 S. 70th Ct., Orland Park, Illinois 60462

745 SPECIAL ASSETS LLC, a Delaware limited liability company

By.

Its:  $V_{i}$ 

Percellant

STATE OF ILLINOIS

AUG. 19.09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

0040000

# FP 103036

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.19.09

**REVENUE STAMP** 

REAL ESTATE
TRANSFER TAX

0020000

FP 103047

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STATE OF NEW YORK	)
	) ss
COUNTY OF NEW YORK	)

The undersigned, a Notary Public, in and for said County, in the state aforesaid, does hereby , as AUTHORIZED SIGNATORY745 Special Assets LLC, a Delaware certify that limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, d the der my.

October Columns Clark's Office sealed and de'ivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth. Given under my hand and notarial seal this August \_\_\_\_\_\_, 2009.

PREPARED BY:

William J. Hurley, III Crowley & Lamb, P.C. 350 N. LaSalle Street Suite 900 Chicago, Illinois 60654

#### MAIL RECORDED INSTRUMENT TO:

Edward V. Sharkey Sharkey & Conroy 9991 W. 191st Street Mokena, Illinois 60448-8352

#### **SEND SUBSEQUENT TAX BILLS TO:**

Galaxy Realty Management LLC 11235 Twin Lakes Drive Orland Park, Illinois 60467

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#### **EXHIBIT A**

#### PERMITTED TITLE EXCEPTIONS

- 1. General real estate taxes not yet due or payable.
- 2. Unpaid installments of special assessments that fall due after the date hereof.
- 3. Restrictive covenants of record that do not adversely affect the use of the Property in its current use.
- 4. Zoing ordinances affecting said real estate.
- 5. Easements of record and/or in place, which do not adversely affect the use of the Property.
- 6. Mineral exceptions of record, if any.
- 7. Encroachments and rights of third parties, if any, which would be disclosed by a current survey of the premise.
- 8. Acts done or suffered by Shahzad Khan or Galaxy Realty Management LLC.