

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

MICHAEL ALESIA
100 Plaza Drive
Suite 680
Schaumburg, Illinois 60173



Doc#: 0932331057 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/19/2009 11:29 AM Pg: 1 of 3

AFTER RECORDING, RETURN TO:

William Boylan, Esq.
381 E. St. Charles Road
Carol Stream IL 60188

This space is for RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THAT, **KFM ENTERPRISES, LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **ANGEL ASSOCIATES LIMITED PARTNERSHIP, LLC**, an Illinois limited partnership ("Grantee"), whose mailing address is 381 East St. Charles Road, Carol Stream Illinois 60188, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in **EXHIBIT A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters set forth in **EXHIBIT B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly Known As: 2945 South Harlem Avenue, Berwyn, Illinois

Property Index Numbers: 16-30-314-019-0000; 16-30-314-020-0000; 16-30-314-021-0000;
16-30-314-022-0000; 16-30-314-023-0000

This document may be executed in any number of counterparts, which when taken together shall form one instrument.

[EXECUTION PAGE FOLLOWS]

30/3

Box 334

Lin
Collectors Office
8,750.⁰⁰

3-13
PAC 100 N. Ave
5471944
CN

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer.

EXECUTED as of this 17 day of November, 2009.

GRANTOR:

KFM ENTERPRISES, LLC, an Illinois limited liability company

By: *Keith Henderson*
Keith Henderson, Member

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK) IS

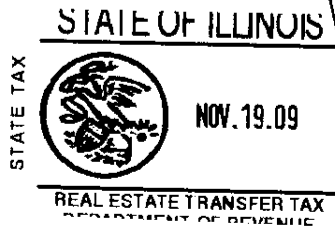
I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Keith Henderson personally appeared before me this day and acknowledged that he is a Member of KFM Enterprises, LLC, an Illinois limited liability company and acknowledged that by authority duly given and as the act of the company, as Member of the company, the foregoing instrument was signed in its name as its free act and deed.

WITNESS my hand and official seal this ___ day of November, 2009.

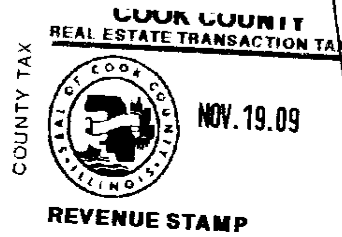
Sandy Auriemma
Notary Public



*Two Bills should be mailed
to: Angel Associates L.P.
40 William E. Boylan
381 E. St. Charles Road
Carol Stream IL 60188*



REAL ESTATE TRANSFER TAX
0087500
FP 102808



REAL ESTATE TRANSFER TAX
0043750
FP 102802

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STREET ADDRESS: 2845 S. HARLEM

CITY: BERWYN

COUNTY: COOK

TAX NUMBER: 16-30-314-019-0000 020 ; - 021 ; - 022 ; - 023

LEGAL DESCRIPTION:

LOTS 18, 19, 20, 21 AND 22 IN BLOCK 5 IN KIRCHMAN AND JEDLANS WESTERN AGENCY AND LAON CORPORATION, A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE NORTHEASTERN CORNER OF HARLEM AVENUE AND 30TH STREET, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office