

# UNOFFICIAL COPY



Doc#: 1000826119 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 11:05 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3 day of November, 2009, between, ACT PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, duly authorized to transact business in the State of Illinois, and

Chris Fischer and Walter Fischer of 13646 Thicket Ct., Homer Glen, IL 60491

the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of DIRECTORS of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

*SUBJECT TO:* (a) general and special real estate taxes not due and payable at the time of closing; (b) building lines, building laws, ordinances and easements; (c) zoning laws; (d) public and private roads and highways; (e) covenants conditions and restrictions of record; (f) party wall rights and agreements.

Permanent Real Estate Index Number(s): 31-27-202-007-0000  
Address of Real Estate: 4105 Charleston Road, Matteson, IL 60443

**P.N.T.N.**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited. 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.


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Property of Cook County Clerk's Office

STATE TAX

**STATE OF ILLINOIS**



JAN. - 5. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000041199

REAL ESTATE TRANSFER TAX
00150.50
FP 103021

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



JAN. - 5. 10

REVENUE STAMP

# 0000041199

REAL ESTATE TRANSFER TAX
00075.25
FP 103025

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In Witness Whereof, said GRANTOR has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Atty-IN-FACT, and attested by its, \_\_\_\_\_ the day and year first above written.

ACT PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Nations First, Inc., it's Attorney-in-Fact

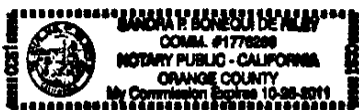
By [Signature]

Attest [Signature]

STATE OF California )  
COUNTY OF Orange )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SARA LOULTON, personally known to me to be the COMPLIANCE MANAGER, and CHRIS CHRISTENSEN personally known to me to be the ASSET MANAGER, of Nations First, Inc., Attorney-in-Fact for ACT PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_ they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTORS of said corporation as their free and voluntary act, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of November, 2009.



[Signature]  
(NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernek  
1701 East Lake Avenue, # 460  
Glenview, IL 60025

MAIL TO: Walter Fischer  
13646 Thicket Ct  
Homes Glen IL 60491  
SEND TAX BILLS TO: Walter Fischer  
13646 Thicket Ct  
Homes Glen IL 60491

# UNOFFICIAL COPY

LOT 27 IN LINCOLN TERRACE SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 31-27-202-007-0000

Property of Cook County Clerk's Office

