

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1011944066 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2010 11:39 AM Pg: 1 of 2

The Grantor, **ON YOUR WAY GAS, GROCERIES & MORE, LLC**, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS, (\$10.00) in hand paid, and other good and valuable consideration, do hereby, **CONVEY AND WARRANT**, to **FIRST CHOICE GAS II, INC., dba POSEN GAS & FOOD**, Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"  
LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois, **TO HAVE AND TO HOLD**, forever,

SUBJECT TO: (i) general real estate taxes not yet due and payable for 2009 and subsequent years; (ii) applicable zoning, building and environmental laws and ordinances; (iii) covenants, conditions, restrictions, easements and building lines of record; (iv) party wall rights and agreements, if any; (v) encroachments; (vi) the Municipal Code of the Village of Posen; (vii) public and utility easements of record; (viii) private easements of record, if any; (ix) lease to Grantee; (x) liens and matters of title over which the title insurance company is willing to insure without cost to Grantee; and (xi) acts done or suffered by Grantee.

PIN: 28-12-225-073-0000

Commonly known as: 2700 West 147<sup>th</sup> Street, Posen, Illinois 60469

Dated this 17<sup>th</sup> day of April, 2010.

ON YOUR WAY GAS, GROCERIES & MORE, LLC,  
An Illinois Limited Liability Company

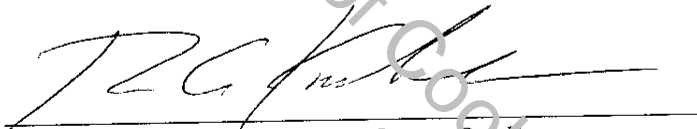
BY: Cathy Ellen Williams, Managing Member  
CATHY ELLEN WILLIAMS  
Managing Member

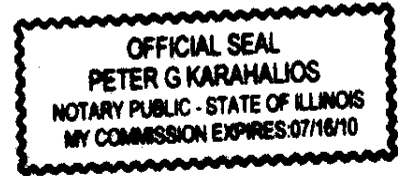
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## CERTIFICATION

State of Illinois )  
 ) S.S.  
 County of Cook )

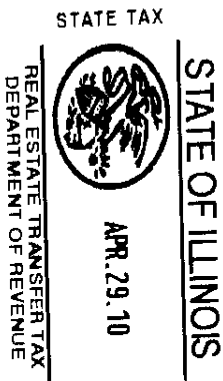
I, the undersigned, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that **CATHY ELLEN WILLIAMS**, solely in her capacity as Managing Member of ON YOUR WAY GAS, GROCERIES & MORE, LLC. an Illinois Limited Liability Company, acknowledged that she signed, sealed and delivered the said Special Warranty Deed as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 17<sup>th</sup> day of April, 2010.

  
 PETER G. KARAHALIOS, Notary Public  
 My commission expires July 16, 2010.



This instrument was prepared by: Law Offices of Peter G. Karahalios & Associates, P.C., 23 Polo Drive, Suite 200, South Barrington, Illinois 60010, telephone: 847-304-9595.

After recording please mail to: Zaki M. Anarwala, Attorney at Law, ZMA Legal, a Professional Corporation, 161 North Clark Street, Suite 4700, Chicago, Illinois 60601, telephone: 312.929.8334.



# 0000054183

REAL ESTATE TRANSFER TAX
0029000
FP 103037



# 0000066477

REAL ESTATE TRANSFER TAX
0014500
FP 103042