

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2010 between WHEELER-DEALER LTD., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Blake D. Ryan whose address is 16531 Grants Trail, Orland Park, Illinois 60467, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, 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 party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 31 together with its undivided percentage interest in the common elements in the Lakeview Pointe Condominium as delineated and defined in the Declaration recorded as Document No. 0030097477, and as amended from time to time, in the Northwest 1/4 of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 party of the first part, 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): OLD PIN: 11-29-101-035-1026
NEW PIN: 11-29-101-035-1026

Address of real estate: 7746 North Sheridan Road, Unit 31 (a/k/a Unit 2R), Chicago, Illinois 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

FIRST AMERICAN TITLE
FILE # 205 2167 1051

WHEELER-DEALER, LTD., an Illinois corporation,

By: Timothy E. Gray
Timothy E. Gray, President

Attest: Joseph Cuker
Joseph Cuker, Secretary

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

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