

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)



Doc#: 1015331129 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2010 03:15 PM Pg: 1 of 3

*Ticor*  
*648 581*

**THIS INDENTURE**, made this 17<sup>th</sup> day of May, 2010, between LLC, 1, a corporation duly authorized to transact business in the State of Illinois, party of the first part, and EDC FUND 1 LLC, party of the second part.

**(GRANTEE'S ADDRESS)** 8417 SOUTH ESCANABA AVENUE, CHICAGO, ILLINOIS 60617

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, 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 said party of the second part, and to their 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:

**BOX 15**                      **BOX 15**

SEE ATTACHED LEGAL DESCRIPTION.

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 21-31-411-007-0000

Address(es) of Real Estate: 8417 SOUTH ESCANABA AVENUE, CHICAGO, ILLINOIS 60617

Together with all the singular and 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 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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, **WILL WARRANT AND FOREVER DEFEND.**

*13*

CITY OF CHICAGO



JUN.-2.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013822

REAL ESTATE  
TRANSFER TAX

0010500

FP 102803

STATE OF ILLINOIS



JUN.-2.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003917

REAL ESTATE  
TRANSFER TAX

0001000

FP 102809

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

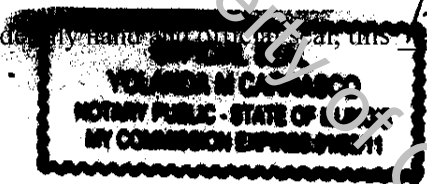
LLC, 1

By *Joseph S Varan*  
Joseph S Varan, managing member

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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, and 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 13<sup>th</sup> day of May, 2010.



*Yolanda M. Cassese* (Notary Public)

Prepared By: Law Offices of Renee Meltzer Kalman, P.C.  
20 N. Clark Street Suite 2450  
Chicago, Illinois 60602

Mail To:

*Matt Bretschul  
Bretschul Potts LLC  
230 W Monroe #230  
Chicago IL 60606*

Name & Address of Taxpayer:

*Edc Pnd 1 LLC  
626 W Randolph #204  
Chicago IL 60661*

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b>	<b>REAL ESTATE</b> <b>TRANSFER TAX</b>
	JUN - 2 2010	00005.00
	# 0000003917	FP326707

Office

# UNOFFICIAL COPY



## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000648581 CH

**STREET ADDRESS:** 8417 S ESCANABA AVENUE

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 21-31-411-007-0000

**LEGAL DESCRIPTION:**

LOT 42 IN BLOCK 13 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31,  
TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LAND  
BELONGING TO SOUTH CHICAGO RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office