



This instrument was prepared by and after recording return to:

Garfield & Merel, Ltd.  
180 N. Stetson, Suite 1300  
Chicago, IL 60601  
ATTN: Gregory A. McCormick

Doc#: 1015519023 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/04/2010 12:56 PM Pg: 1 of 14

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

21746-21913 S. Jeffrey, LLC, as successor in interest to Saulk Village Holdings, LP ("Grantor"), whose address is 24544 Mulberry Lane, Crete, IL60417 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 Eurasia Holdings 7, LLC Grantee", whose mailing address is c/o Pangea Equity Partners, 640 N. LaSalle Drive, Suite 638, Chicago, IL 60654 the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, SELL, AND CONVEY 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 described 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 and its successors and assigns and 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.

The Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor, as Lender, under that certain Mortgage dated February 10, 2006 and July 11, 2007 and recorded on February 15, 2006 and August 2, 2007 with the Cook County Recorder of Deeds as Document Numbers 06046180746 and 0721418070.

EXECUTED this 3 day of March, 2010.

21746-21913 S. JEFFREY, LLC

By: Nick Mahayevic  
Name: Nick Mahayevic  
Its: Attorney in Fact

Exempt under provisions of Paragraph L  
Section 31-45, Property Tax Code.  
Date: 5/11/10  
Buyer, Seller, or Representative: G. G. Fred

MCS - 369170 - 108

14

C.G.  
14

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Scott Frumm, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY THAT Nick Mihaljevic whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of March, 2010.

Scott Frumm  
Notary Public

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBERS 1N, 1S, 2N, 2S, 3N, AND 3S IN THE 21746 JEFFREY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN LORAC SUBDIVISION, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25382776, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PINs: 32-25-300-038-1001, 32-25-300-038-1002, 32-25-300-038-1003, 32-25-300-038-1004, 32-25-300-038-1005 AND 32-25-300-038-1006

Commonly known as: 21746 S. JEFFREY UNIT NUMBERS 1N, 1S, 2N, 2S, 3N, AND 3S, SAUK VILLAGE, IL

### PARCEL 2:

LOT 1 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-300-023-0000

Commonly known as: 21912 S. JEFFREY, SAUK VILLAGE, IL 60411

### PARCEL 3:

LOT 13 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-321-002-0000

Commonly known as: 21838 S. JEFFREY, SAUK VILLAGE, IL 60411

### PARCEL 4:

LOT 2 IN LORAC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PIN: 32-25-315-020-0000

Commonly known as: 21831 S. JEFFREY, SAUK VILLAGE, 11 60411

**PARCEL 5:**

LOT 12 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-321-001-0000

Commonly known as: 21832 S. JEFFREY, SAUK VILLAGE, IL 60411

**PARCEL 6:**

LOT 1, LORAC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 84 DEGREES 34 MINUTES 28 SECONDS EAST ON THE NORTH LINE THEREOF 69.75 FEET TO A POINT ON A LINE WHICH IS THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF 218TH STREET AS HERETOFORE DEDICATED IN SOUTH DALE SUBDIVISION UNIT NUMBER 2, (BEING A SUBDIVISION OF PART OF THE AFORESAID SECTION 25), THENCE SOUTH 74 DEGREES 44 MINUTES 31 SECONDS WEST ON SAID SOUTHWESTERLY PROLONGATION 65.39 FEET TO THE NORTHEASTERLY LINE OF JEFFREY AVENUE AS HERETOFORE DEDICATED IN SOUTHDALE SUBDIVISION UNIT NO. 2 AFORESAID; THENCE NORTH 33 DEGREES 11 MINUTES 01 SECONDS WEST ON SAID NORTHEASTERLY LINE 11.82 FEET TO THE POINT OF BEGINNING.

PIN: 32-25-315-019-0000

Commonly known as: 21825 S. JEFFREY, SAUK VILLAGE, IL 60411

**PARCEL 7:**

LOT 7 IN LORAC SUBDMSION, BEING A SUBDMSION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-315-025-0000

Commonly known as: 21913 S. JEFFREY, SAUK VILLAGE, IL 60411

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**PARCEL 8:**

LOT 14 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-321-003-0000

Commonly known as: 21900 S. JEFFREY, SAUK VILLAGE, IL 60411

**PARCEL 9:**

LOT 11 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-300-033-0000

Commonly known as: 21752 S. JEFFREY, SAUK VILLAGE, IL 60411

PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY STATEMENT BY GRANTEE AND GRANTEE

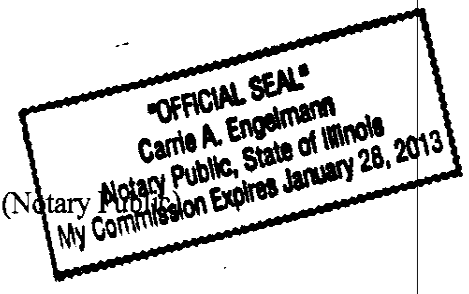
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May \_\_, 2010

Signature: [Handwritten Signature] (Agent)

Subscribed and sworn to before me by the  
said Agent this \_\_<sup>th</sup> day of May, 2010

[Handwritten Signature]



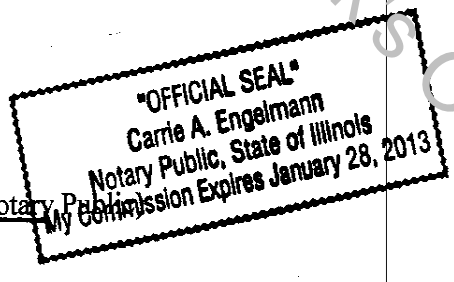
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May \_\_, 2010

Signature: [Handwritten Signature] (Agent)

Subscribed and sworn to before me by the  
said Agent this \_\_<sup>th</sup> day of May, 2010

[Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21746 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

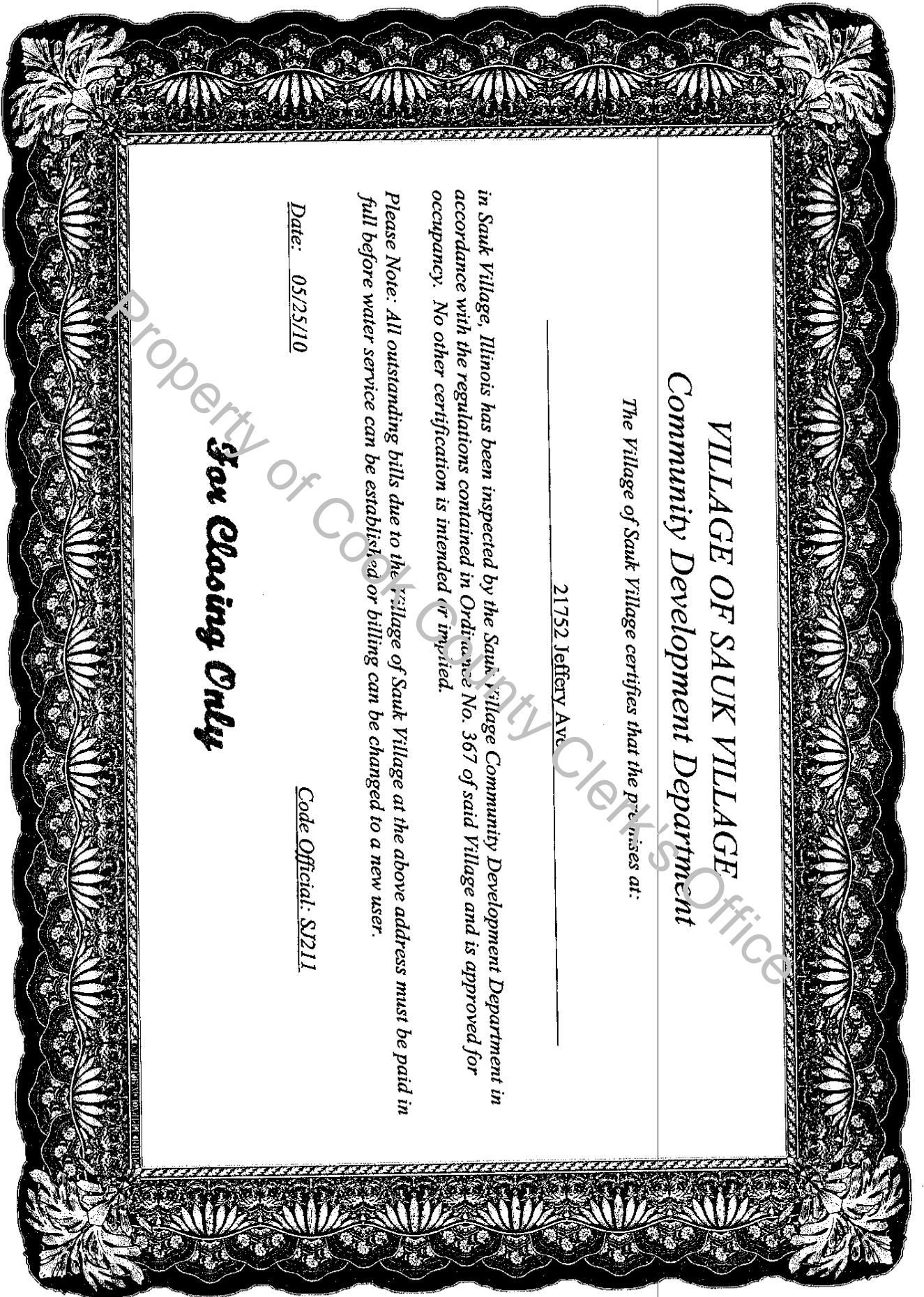
Date: 05/25/10

Code Official: SJ211

For Closing Only

Property of County Clerk's Office

UNOFFICIAL COPY



VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21752 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

Date: 05/25/10

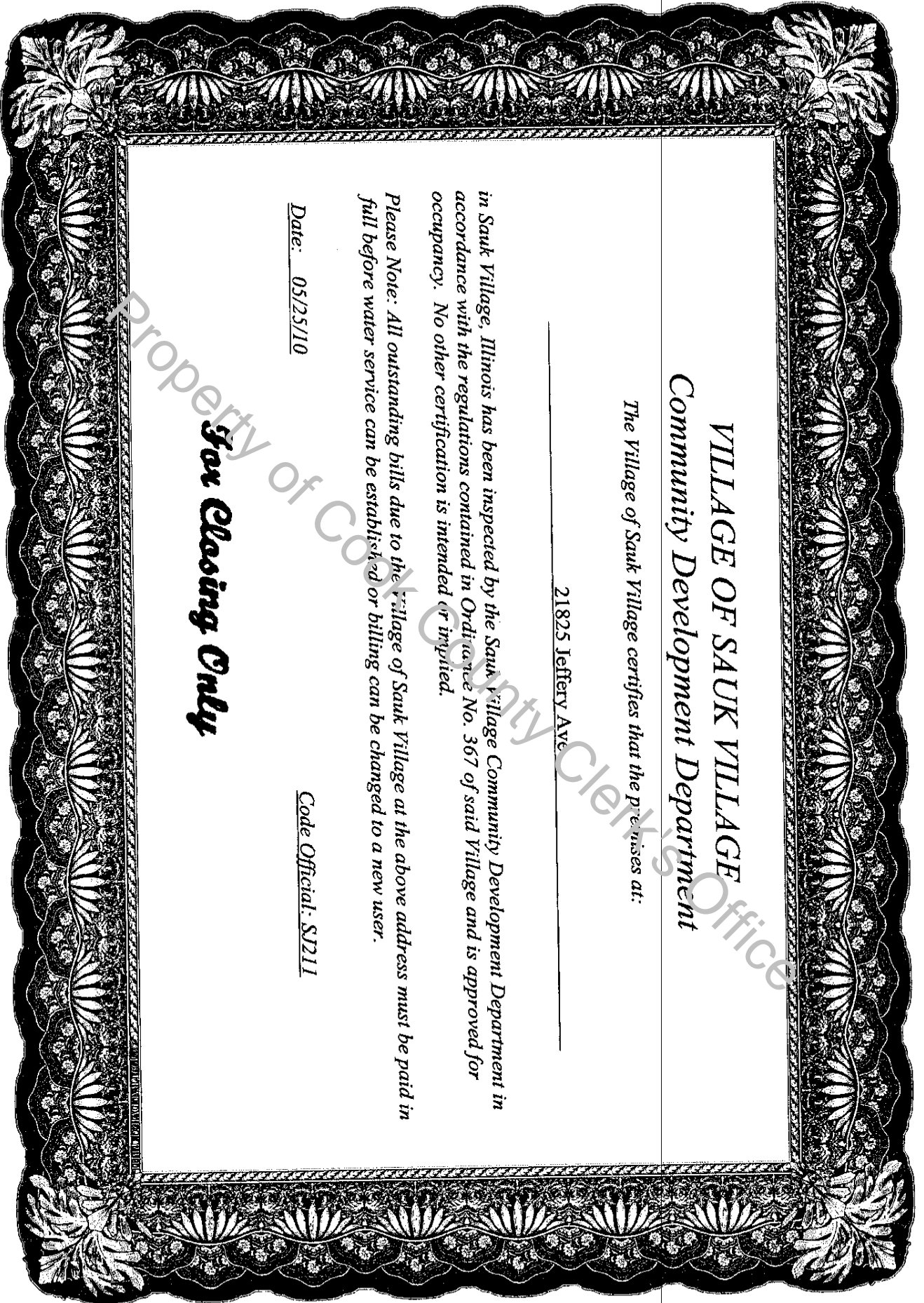
Code Official: SJ211

**For Closing Only**

Property of County Clerk's Office



UNOFFICIAL COPY



VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21825 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

Date: 05/25/10

Code Official: SD11

**For Closing Only**

Property of County Clerk's Office

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VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21832 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

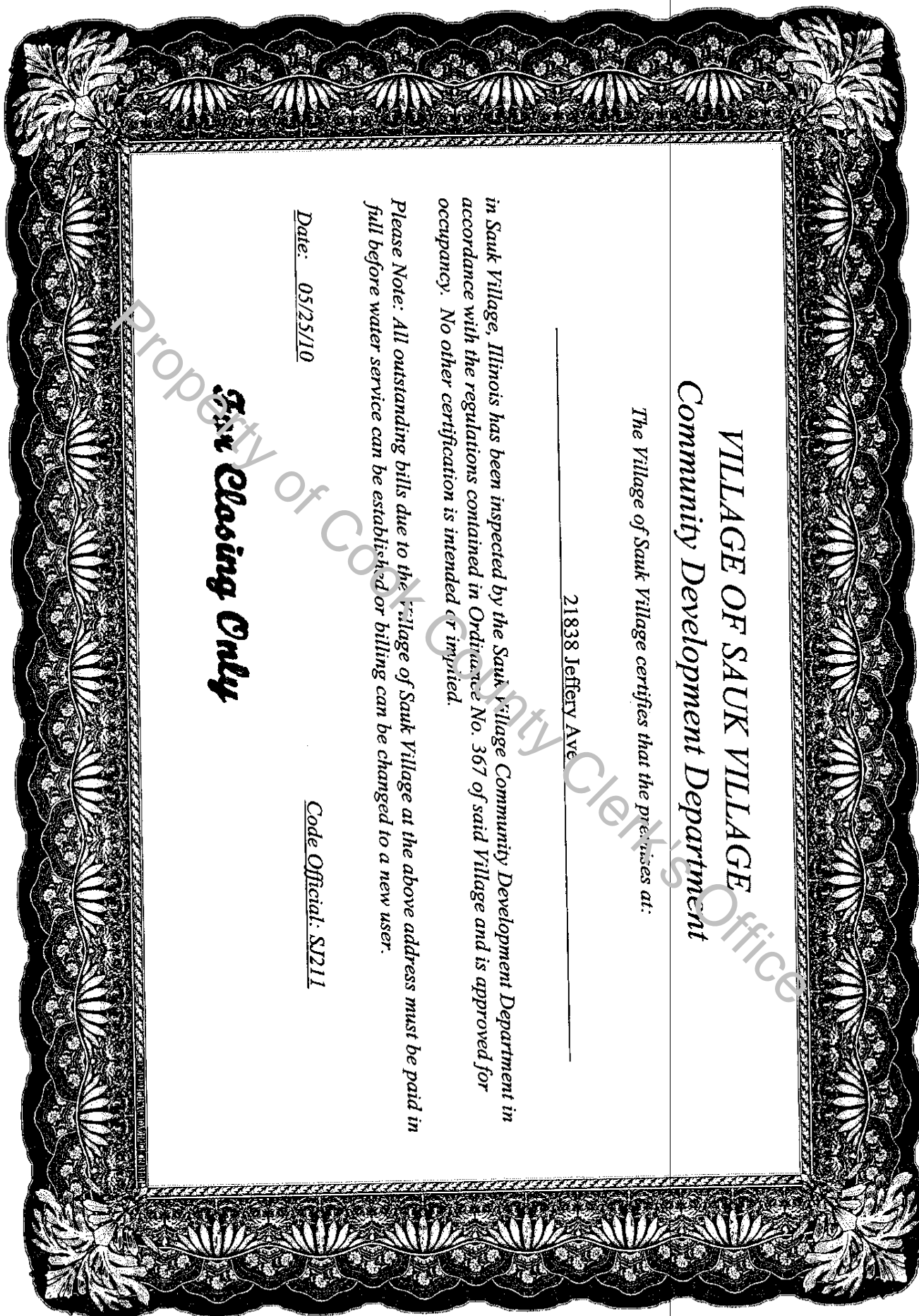
Date: 05/25/10

Code Official: SJ211

**For Closing Only**

Property of County Clerk's Office

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VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21838 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

Date: 05/25/10

Code Official: SJ211

**For Closing Only**

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VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

21900 Jeffery Ave

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

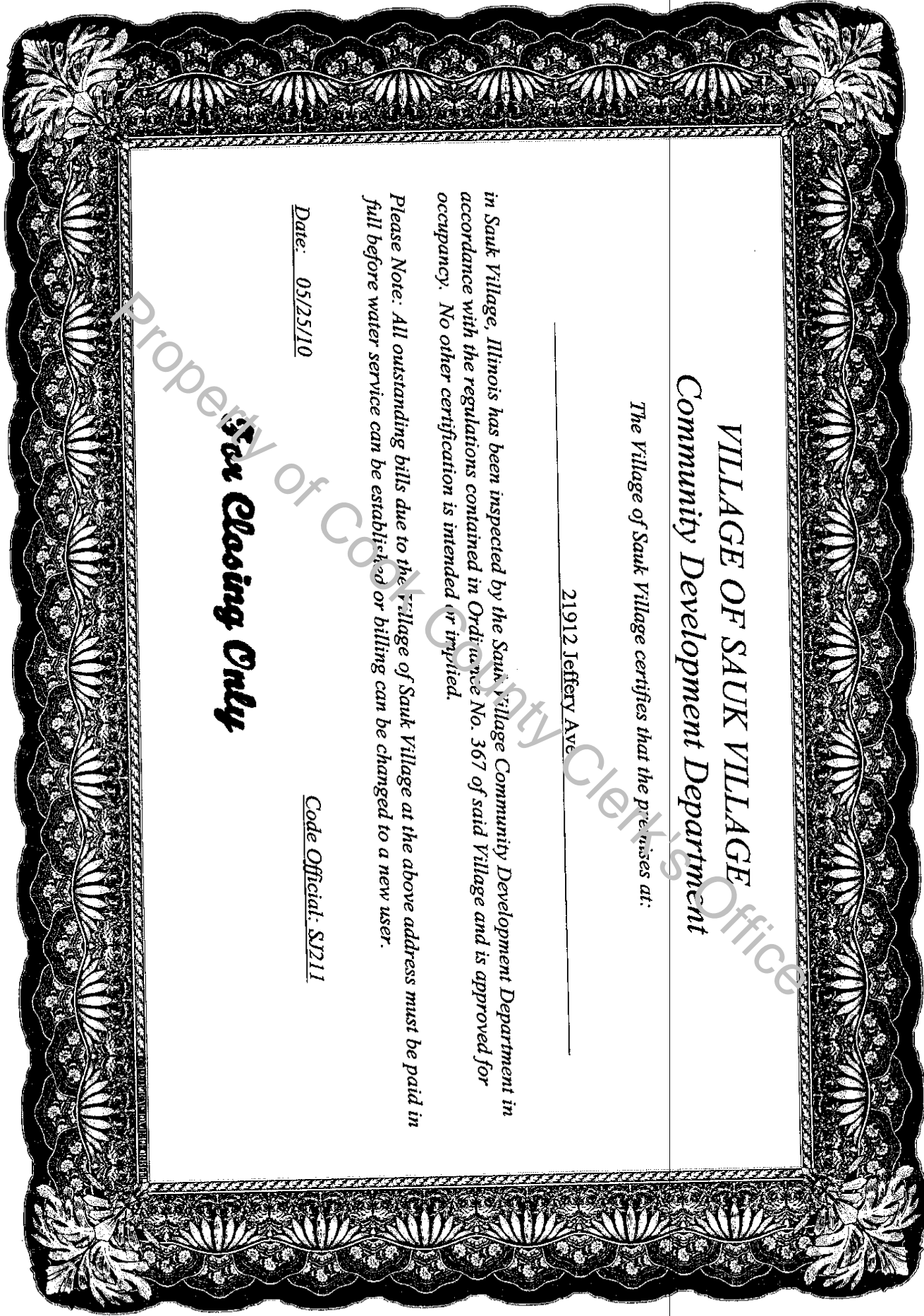
Please Note: All outstanding bills due to the Village of Sauk Village at the above address must be paid in full before water service can be established or billing can be changed to a new user.

Date: 05/25/10

Code Official: SJ211

Property of County Clerk's Office  
**For Closing Only**

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VILLAGE OF SAUK VILLAGE  
Community Development Department

The Village of Sauk Village certifies that the premises at:

\_\_\_\_\_ 21912 Jeffery Ave \_\_\_\_\_

in Sauk Village, Illinois has been inspected by the Sauk Village Community Development Department in accordance with the regulations contained in Ordinance No. 367 of said Village and is approved for occupancy. No other certification is intended or implied.

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Date: 05/25/10

Code Official: SJ211

**Tax Closing Only**

Property of County Clerk's Office