

44011234611

UNOFFICIAL COPY



10195471260

SPECIAL WARRANTY DEED

Limited Liability Company

Doc#: 1019547126 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 02:04 PM Pg: 1 of 2

GIT (7-8-10)

This Document Prepared by:
MATTHEW D. ANDELMAN
MPD PROPERTIES, LLC
1934 WEST AUGUSTA BOULEVARD
FLOOR 1
CHICAGO, ILLINOIS 60622

Property of Cook County Clerk's Office

THIS INDENTURE made this **2nd** day of **July, 2010** between **MPD PROPERTIES, LLC**, an Illinois limited liability company, having its principal place of business at 1934 West Augusta Boulevard Floor 1, Chicago, Illinois 60622 (the "Grantor"), and

DOLYVA PROPERTIES, LLC - 1517 N. ROCKWELL ST.
an Illinois limited liability company,
having its principal place of business at 2847 North Pulaski Road, Suite CS, Chicago, Illinois 60641
(the "Grantee")

GRANTEE'S ADDRESS:

2847 North Pulaski Road, Suite CS
Chicago, Illinois 60641

WITNESSETH, that the Grantor, in consideration of the sum of TEN & 00/10 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby remise, grant, sell and convey unto the Grantee, the following described real estate, situated in the **County of Cook** and **State of Illinois** known and described as follows, to wit:

Lot 22 in Block 4 in Winslow, Jacobson and Tallman's Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13 East of the third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Numbers: **16-01-204-021-0000**

Address of Real Estate: **1517 North Rockwell Street
Chicago, Illinois 60622**

Together with the tenements 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 Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

2

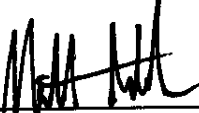
UNOFFICIAL COPY

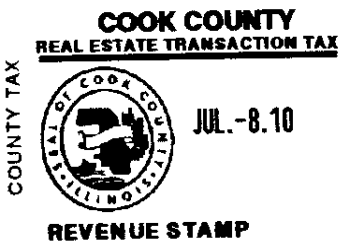
And the Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
- (B) REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
- (C) ZONING AND BUILDING LAWS OR ORDINANCES;
- (D) UTILITY EASEMENTS OF RECORD; AND
- (E) ACTS OF GRANTEE.

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager the day and year first above written.

MPD PROPERTIES, LLC,
an Illinois limited liability company

By 
Matthew D. Andelman
Its: Managing Member

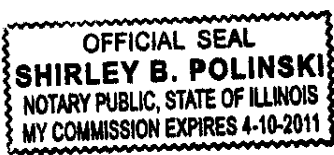


REAL ESTATE TRANSFER TAX
0005100
0000050871
FP 103017

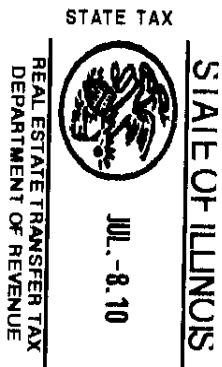
STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Matthew D. Andelman**, Manager of MPD Properties, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this **2nd** day of **July, 2010**.



Shirley B. Polinski (Notary Public)



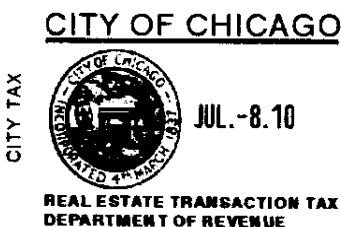
After recording, please mail to:

Please send subsequent tax bills to:

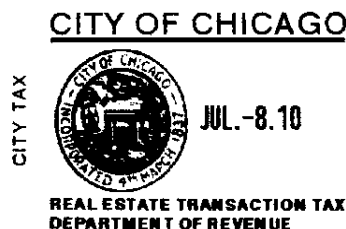
Kris Doliwa
235 East Avenue
Park Ridge, IL 60068

Kris Doliwa
235 East Avenue
Park Ridge, IL 60068

0000051121
REAL ESTATE TRANSFER TAX
0010200
FP 103014



REAL ESTATE TRANSFER TAX
0030600
000000082
FP 103018



REAL ESTATE TRANSFER TAX
0076500
000000081
FP 103018