

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

INDIVIDUAL TO LLC



Doc#: 1020122094 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/20/2010 01:15 PM Pg: 1 of 3

THE GRANTOR: Benjamin Pop, a single person never married, of the city of Chicago, County Cook, State of Illinois for and in consideration of Ten Dollars and 00/100s DOLLARS in hand paid, CONVEY(s) and WARRANT(s) to:

Property of Cook County Clerk's Office

D&B TROY PROPERTIES, LLC, an Illinois Limited Liability Company, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, 6057 N. Troy, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois.

Address(es) of Real Estate: 6233-35 S. Ellis Ave., Chicago, IL 60637  
Permanent Real Estate Index Number: 20-14-316-006-0000

DATED this 19 Day of July, 2010  
Please print or type Names(s) below signature(s):

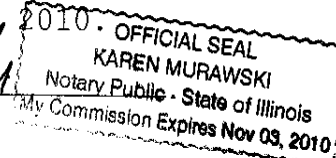
Benjamin Pop (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Pop, a single person never married, is personally known to me to be the same person(s) whose name(s) 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 19 Day of July, 2010

Karen Murawski  
Notary Public



Commission Expires: 11/3/10

This instrument was prepared by Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712, 847-677-5100

Mail To:  
Phillip I. Rosenthal  
3700 W. Devon, Suite E  
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills To:  
D&B TROY PROPERTIES, LLC  
6057 N. Troy  
Chicago, Illinois 60659

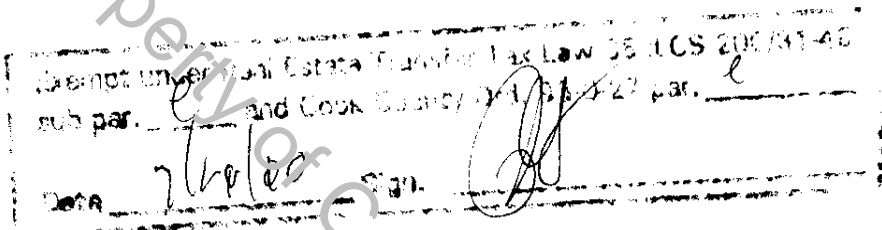
5615-0

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## LEGAL DESCRIPTION

LOTS 14 AND 15 (EXCEPT THE EAST 8 FEET OF SAID LOTS TAKEN FOR ALLEY), IN BLOCK 10, IN LLOYD'S RESUBDIVISION OF BLOCKS 8 AND 9, AND THE WEST HALF OF BLOCK 10, IN CHARLES BUSBY'S SUBDIVISION, IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 1/2 ACRES) IN COOK COUNTY, ILLINOIS.

ADDRESS: 6233-35 S. ELLIS, CHICAGO, ILLINOIS 60637  
P.I.N.: 20-14-316-006-0000



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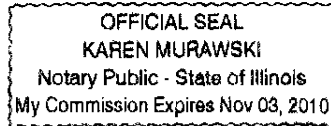
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 7/19, 2010 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 19 day of July,  
2010.

Notary Public Karen Murawski

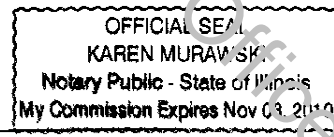


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/19, 2010 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 16 day of JULY,  
2010.

Notary Public Karen Murawski



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 Class A misdemeanor for subsequent offenses.

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