

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 1021857140 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/06/2010 11:54 AM Pg: 1 of 3

8-4
GIT

4401017(1/2)

THIS INDENTURE, made this 29th day of June, 2010, between ECKCO Development Group, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Kimberly Haney party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) 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 the authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, her 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, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said real estate, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreement; (vi) encroachments (provided such do not materially adversely affect the intended use of the real estate); (vii) the Declaration as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the real estate); (xi) liens and matters of title over which the title insurance company is willing to insure without cost to grantor; and (xii) acts done or suffered by grantor, including without limitation, grantor's mortgage; provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

PIN: 20-02-400-032-0000 (underlying)

7

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ADDRESS OF PREMISES: 4425 South Lake Park Avenue, Chicago, Illinois 60653

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Member, the day and year first above written.

ECKCO Development Group, LLC,
an Illinois limited liability company

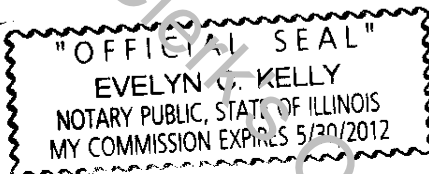
By: Herbert A. Eck Trust dated December 31, 2003
Its: Member

By: *Herbert A. Eck*
Herbert A. Eck, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, *the undersigned*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Herbert A. Eck, Trustee of the Herbert A. Eck Trust dated December 31, 2003, member of ECKCO Development Group, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument as such Trustee of Member, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such Trustee of Member of said limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Evelyn G. Kelly
Notary Public
My Commission Expires:



INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, 14th Floor
Chicago, Illinois 60606

MAIL RECORDED DEED TO:
Maria C. Cabrera, Esq.
4126 North Lincoln Avenue, #1
Chicago, Illinois 60618


SEND SUBSEQUENT TAX BILLS TO:
Kimberly Haney
4425 South Lake Park
Chicago, Illinois 60653

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EXHIBIT "A"


4425 South Lake Park, Chicago, Illinois 60653

THE SOUTH 21.56 FEET OF LO7 37 IN HIGGIN'S RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO
 CITY TAX

 AUG.-2.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


00000009119

REAL ESTATE TRANSFER TAX
0127950
FP 103018

CITY OF CHICAGO
 CITY TAX

 AUG.-2.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


00000009115

REAL ESTATE TRANSFER TAX
0319875
FP 103018

STATE OF ILLINOIS
 STATE TAX

 AUG.-2.10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000051260

REAL ESTATE TRANSFER TAX
0042650
FP 103014

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 AUG.-2.10
 REVENUE STAMP

0000050948

REAL ESTATE TRANSFER TAX
0021325
FP 103017

Property of Cook County Clerk's Office