



Doc#: 1025750005 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2010 08:24 AM Pg: 1 of 2

# WARRANTY DEED

(LLC to LLC)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, NEXUS ASSET MANAGEMENT LLC, an Illinois Limited Liability Company,

(The Above Space for Recorder's Use Only)

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE:

**ROBERT SHERIDAN PARTNERS, LLC, an Illinois Limited Liability Company**

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2009 and subsequent years; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

**THIS PROPERTY IS SOLD "AS IS"**

Property Index Number (PIN): 25-04-123-014-0000  
Address of Real Estate: 8947 S. Eggleson Ave., Chicago, IL 60620

DATED this 22nd day of July, 2010.

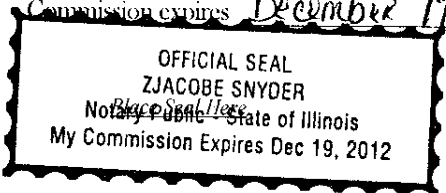
Gary Alveranga - Sole Member (SEAL) \_\_\_\_\_ (SEAL)  
GARY ALVERANGA, Sole Member  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that GARY ALVERANGA, sole Member of NEXUS ASSET MANAGEMENT LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such sole Member, he signed, sealed and delivered the said instrument, pursuant to authority, as Sole Member, as his free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22ND day of JULY, 2010/

Commission expires December 19 2012

Jacoby Snyder  
NOTARY PUBLIC



This instrument was prepared by: Gordon S. Hirsch, 800 W. Cornelia Ave., #304, Chicago, IL 60657-1947.

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 8947 S. Eggleston Ave., Chicago, IL 60620

LOT 28 (EXCEPT THE NORTH 11 FEET) AND THE NORTH 24 FEET OF LOT 27 IN BLOCK 17 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 4, AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, LYING EAST OF THE CENTER LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, IN THE TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 25-04-123-014-0000

City of Chicago  
Dept. of Revenue  
**605019**

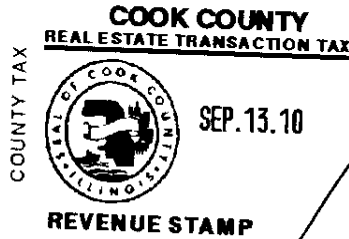


Real Estate  
Transfer  
Stamp

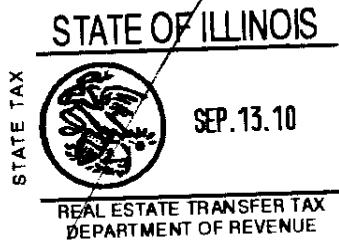
**\$367.50**

9/10/2010 9:19  
dr00191

Batch 1,785,555



REAL ESTATE TRANSFER TAX
00017,50
FP 103048



REAL ESTATE TRANSFER TAX
00035,00
FP 103051

MAIL TO:

**ROBERT SHERIDAN PARTNERS, LLC**  
8947 S. Eggleston Ave.  
Chicago, IL 60620

SEND SUBSEQUENT TAX BILLS:

**ROBERT SHERIDAN PARTNERS, LLC**  
8947 S. Eggleston Ave.  
Chicago, IL 60620