## **UNOFFICIAL COPY**



Doc#: 1031212228 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 11/08/2010 02:07 PM Pg: 1 of 4

### <u>SPECIAL WARRANTY DEED</u>

THE GRANTOR, WILMINGTON REALTY, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of Lemont, County of Cook, State of Illinois, for the consideration of Ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto LEMONT CONSULTING GROUP, LLC, an Illinois limited liability company, 12500 Briarcliffe Drive, Lemont, Illinois 60439 all interest in the following described real estate situated in the Scunty of Cook, in the State of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent property index no. 22-20-419-002-0000

Property address: 202 Stephen, Lemont, Illinois 6439

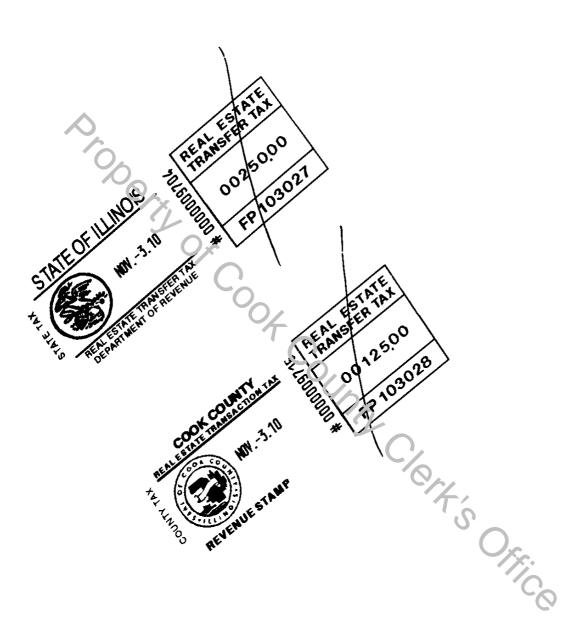
SUBJECT TO: general real estate taxes not due and payable at the time of closing; building lines and building restrictions of record; public utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies, if any; acts done or suffered by or through the Buyer.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 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 said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

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The Grantor for itself, and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, thorough or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this present by its authorized Manager, this 21st day of October, 2010.

Wilmington Realty, L.L.C.
By: Lew Jeen Soos
Patrick James Startion, Manager
STATE OF ILLINOIS )
COUNTY OF COOK ) ss.
STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO FEREBY CERTIFY that Patrick James Stanton, personally known to me to be the authorized Manager of Wilmington Realty,
L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that as such authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited
liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and official seal this 21 <sup>st</sup> of October, 2010
commission expires: 3/27/11 Quath Asia
OFFICIAL SEAL HEATHER R PETERSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/27/11
This instrument was prepared by: John E. Newton, John E. Newton, P.C., 18400 Maple
Creek Drive, Suite 500, Tinley Park, Illinois 60477
MAIL TO: Antonopoulos + Virte 15419 127th St. Ste 100
SEND TAX BILLS TO: Lemont Consulting Group 12500 Briarcliffe In Lemont, IL 60439
Lenont, IL 60439

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#### **EXHIBIT A**

#### LEGAL DESCRIPTION

The North ½ of Lot 2, in Block 3 in Truesdell's Addition to Athens in the West ½ of the Southeast ¼ of Section 20, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

address. Cook County Clerk's Office Propeny address: 202 Stephens Street, Lemont, IL