

1/3 2008-07042-PT

UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Limited Liability Company)



Doc#: 1031355038 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2010 03:22 PM Pg: 1 of 3

THE GRANTOR:

ACT Properties, LLC a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

CGP Holdings, LLC

PREMIER TITLE

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address PO Box #286, Lake Zurich IL 60047, party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

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 hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, their 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 20-15-404-021  
Address(es) of Real Estate: 6024 S.Saint Lawrence Ave, Chicago, IL 60637

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its X SVP President, and attested by its X Assist Secretary, this 21 day of October, 2010.

NAME OF CORPORATION: ACT Properties, LLC

IMPRESS  
CORPORATE  
SEAL HERE

BY: [Signature] **Martin Bonanno - S.V.P**  
PRESIDENT

ATTEST: [Signature]  
**TAMARA PRICE - ASST. SECRETARY**

Rushmore Loan Management Services LLC  
As attorney-in-fact by appointment for:  
**ACT PROPERTIES LLC**

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State of X CALIFORNIA, County of X ORANGE ss. I, the undersigned, a Notary Public, in and for the

IMPRESS  
NOTARIAL  
SEAL HERE

County and State aforesaid, DO HEREBY CERTIFY, that X MARTIN BOUAKNO

personally known to me to be the X S.V.P <sup>AS ATTORNEY IN FACT FOR</sup> ~~President~~ of ACT Properties, LLC, and

X TAMARA PRICE personally known to be to be the X ASST. Secretary

of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such S.V.P ~~President~~

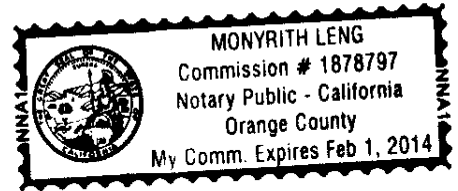
and ASST. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of October 2010  
Commission expires X Feb 1 2014 X Mw  
NOTARY PUBLIC

Property Address: 6024 S.Saint Lawrence Ave, Chicago, IL 60637

THIS INSTRUMENT WAS PREPARED BY:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890



MAIL TO:

CGP Holdings, LLC  
PO Box #286  
Lake Zurich IL 60047

OR RECORDERS OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

CGP Holdings, LLC  
PO Box #286  
Lake Zurich IL 60047

City of Chicago  
Dept. of Revenue  
606782

11/8/2010 9:32  
dr00766



Real Estate  
Transfer  
Stamp

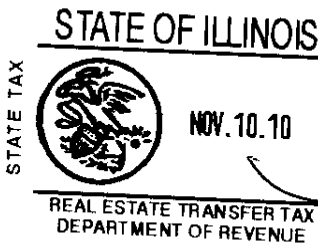
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Batch 2,037,408

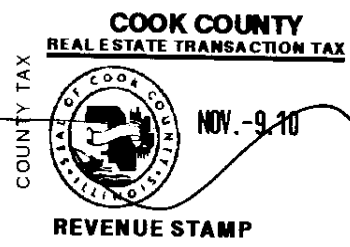
RE599B

PREMIER TITLE  
350 W NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

REORDER ITEM #: TX-1000 LABEL



STATE TAX	REAL ESTATE TRANSFER TAX
# 0000013008	0007250
	FP 103043



COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000012881	0003625
	FP 103046

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## EXHIBIT 'A' Legal Description

File Number: 2008-07042-PT

LOT 7 IN NATHAN WILLIAM MCCHESENEY'S WASHINGTON PARK SUBDIVISION OF LOTS 1 AND 2 IN MCCHESENEY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6024 S. Saint Lawrence Avenue, Chicago, IL 60637

PERMANENT INDEX NUMBER: 20-15-404-021-0000

Property of Cook County Clerk's Office