

# UNOFFICIAL COPY

2012  
ABS



## LIMITED WARRANTY DEED

Doc#: 1106233029 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/03/2011 09:09 AM Pg: 1 of 2

KNOW ALL MEN BY THESE PRESENTS:  
That SYNERGY PROPERTY HOLDINGS, LLC  
COMPANY, herein called

'GRANTOR', whose mailing address is:  
4425 Ponce DeLeon Boulevard,  
Coral Gables, Florida 33146

FOR AND IN CONSIDERATION OF  
TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

DELVISION WEST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY  
called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly  
described as follows:

LOT 29 AND LOT 30 IN BLOCK 3 IN EAST CHICAGO LAWN J.A. CAMPBELL'S  
SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 19-24-101-023-0000

Address of Property : 3118 WEST 64<sup>TH</sup> STREET, CHICAGO, IL 60629

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or  
successors and assigns forever, subject to (a) covenants, conditions and restrictions of  
record, (b) private, public and utility easements and roads and highways, if any, (c) party  
wall rights and agreements if any; ~~(d) existing leases and tenancies, if any; (e) special  
taxes or assessments for improvements not yet completed, if any (f) installments not due  
on the date hereof of any special tax or assessment for improvements heretofore  
completed, if any (g) general real estate taxes; (h) building code violations and judicial  
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if  
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may  
appear of record.~~

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to  
warrant and forever defend all and singular the said premises unto the said GRANTEE,  
his heirs or successors and assigns, against every person whomsoever lawfully claiming  
or to claim the same, or any part thereof, by, through, or under GRANTOR but not  
otherwise.

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BOX 334 CT1

Box 334

UNOFFICIAL COPY

STATE OF ILLINOIS



FEB. 25. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007043

REAL ESTATE  
TRANSFER TAX

0018500

FP 103032

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 24<sup>th</sup> day of December, 2010 in its name by its Vice President thereunto authorized by resolution of its board of directors.

SYNERGY PROPERTY HOLDINGS, LLC

BY:

Kenneth J. Radluc  
Vice President

(AFFIX SEAL)

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of December, 2010 as Vice President of SYNERGY PROPERTY HOLDINGS, LLC, on behalf of the said corporation.

Ellen Siptrott

NOTARY PUBLIC

MAIL TO:

Thompson + Thompson  
19 S LASALLE #305  
Chgo IL 60603



This instrument prepared by:  
KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453

Tax bills to  
Division WEST LLC  
1141-J Lake Cook Rd  
DEERFIELD IL 60015

CITY OF CHICAGO



FEB. 25. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008525

REAL ESTATE  
TRANSFER TAX

0194250

FP 103033

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



FEB. 25. 11

REVENUE STAMP

# 0000007058

REAL ESTATE  
TRANSFER TAX

0009250

FP 103034