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SPECIAL WARRANTY DEED



Doc#: 1107712038 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/18/2011 09:44 AM Pg: 1 of 4

First American Title
Order # 2036035
1 of 1 & 5

THIS INDENTURE, made this 24th day of February 2011, between **Nicholas Castaldo, GRANTEE**, and **PATI REAL ESTATE HOLDINGS, LLC** a Limited Liability Company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, **GRANTOR**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

See Exhibit "A" attached hereto and made a part hereof.

S Y
P 4
S N
SC Y
INT TD

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STATE TAX

STATE OF ILLINOIS

MAR. 10. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011373

REAL ESTATE TRANSFER TAX
00033.00
FP 103027

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 11. 11

REVENUE STAMP

0000011386

REAL ESTATE TRANSFER TAX
00016.50
FP 103028

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 24 day of Feb, 20 11

IMPRESS
CORPORATE SEAL
HERE

PATI Real Estate Holdings, LLC

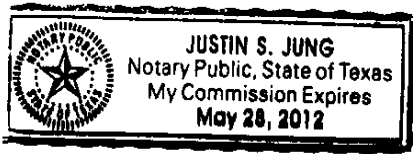
BY: [Signature]
Print Name: Mark Via

Attest: [Signature]
Print Name: Scott Bustick

STATE OF Tx, COUNTY OF DALLAS SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Via and Scott Bustick, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of Feb, 20 11



[Signature] (Notary Public)

Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:

Name and Address of Taxpayer:
Nicholas Castaldo
311 YORK Rd
OAK BROOK, IL 60523

**VILLAGE OF STONE PARK
COOK COUNTY, ILL
\$132.00-1814 N 39th Ave
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87**

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lots 32 and 33 in Block 2 in H.O. Stone and Company's World Fair Addition Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 15-04-101-033-0000 Vol. 0155 and 15-04-101-034-0000 Vol. 0155

Property Address: 1814 North 39Th Avenue, Stone Park, Illinois 60165

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