



Doc#: 1110341005 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2011 09:29 AM Pg: 1 of 4

PREPARED BY:

Steven L. DeGraff
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

LAW OFFICES JORDAN B RIFIS, P.C.
P.O. BOX 3037
OAK PARK IL 60303

QA 8911832-Dee.Tms (1 of 3)

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 30th day of March, 2011 between **PB IL OREO, LLC**, an Illinois limited liability company whose address is 120 South LaSalle Street, Chicago, Illinois ("**Grantor**") to and in favor of **JORDAN B. RIFIS** married to **PAULA J. COX**, in joint tenancy with right of survivorship, whose address is 282 Franklin, River Forest, IL ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, 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 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 the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: General Real Estate Taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements; if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Box 400-CTCC

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INTC 9

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the undersigned the day and year first above written.

PB IL OREO, LLC,
an Illinois limited liability company

By: **PB Real Estate, LLC,**
an Illinois limited liability company

Its: Sole Member


By: *James D. Thompson*
Name: James D. Thompson
Its: managing Director

By: *Nancy Barrett*
Name: Nancy Barrett
Its: managing Director


Property of Cook County Clerk's Office

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 3798
5/12/11 SB
Approved/Date

SEND SUBSEQUENT TAX BILLS TO:
JORDAN B. RIFIS
C/O TARA REALTY
P.O. Box 3493
OAK PARK IL 60303

STATE TAX
STATE OF ILLINOIS

APR. -6.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001323
REAL ESTATE TRANSFER TAX
0017100
FP 103024

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. -6.11
REVENUE STAMP

000001335
REAL ESTATE TRANSFER TAX
0008550
FP 103022

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that James D. Thompson and
Nancy Barrett, personally known to me to be the
managing directors of PB REAL ESTATE, LLC, an Illinois limited liability company, the
Sole Member of PB IL OREO, LLC, an Illinois limited liability company, whose names are
subscribed to the foregoing instrument, appeared before me this day in person and severally
acknowledged that they signed and delivered the said instrument as their free and voluntary act
and the free and voluntary act of said limited liability companies, for the uses and purposes
therein set forth.

GIVEN under my hand and official seal this 24th day of March, 2011.

Mary Jo Earth
Notary Public



Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 21 IN BLOCK 1 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 28, 38 AND 39 IN RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 212 Elgin Avenue, Forest Park, IL 60130

PIN: 15-12-428-004-0050

Property of Cook County Clerk's Office