

UNOFFICIAL COPY



Doc#: 1128004066 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/07/2011 10:22 AM Pg: 1 of 2

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

250008952011

1/2

THE GRANTOR, In/Site Opportunity Fund II, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, by the Grantees, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, Matthew J. Kremke and Meghan M. Kremke, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Lot 28 in Nelson and Lundquist's Resubdivision of Lots 25 to 36 in Block 1 and 13 to 36, inclusive in Block 2 in W. H. Condon's Subdivision of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

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, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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, their heirs and assigns as tenants by the entirety, FOREVER.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

Covenants, conditions and restrictions of record, public and utility easements, acts done or suffered by grantees, all special governmental taxes or assessments confirmed and unconfirmed and general real estate taxes not yet due and owing as of the date hereof;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER 09/26/2011



COOK \$221.25
ILLINOIS: \$442.50
TOTAL: \$663.75

13-14-405-032-0000 | 20110901600653 | NMX6KT

REAL ESTATE TRANSFER 09/26/2011



CHICAGO: \$3,318.75
CTA: \$1,327.50
TOTAL: \$4,646.25

13-14-405-032-0000 | 20110901600653 | SP1AUD

Attorney's Title Guaranty Fund, Inc.
1500 S. Dearborn Rd., STE 200
Chicago, IL 60605
Administration Department

S Y
P 2
S N
SC Y
INT 10

UNOFFICIAL COPY

PIN: 13-14-405-032-0000

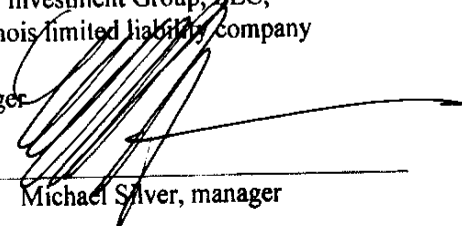
Address of Real Estate: 3320 West Cullom, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed this 22nd day of September, 2011

In/Site Opportunity Fund II, LLC,
a Delaware limited liability company

By: In/Site Investment Group, LLC,
an Illinois limited liability company

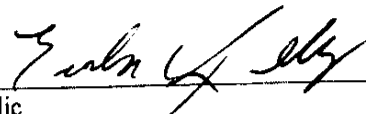
Its: Manager

By: 
Michael Silver, manager

State of Illinois)
)ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael Silver, manager of In/Site Investment Group LLC, an Illinois limited liability company, the manager of In/Site Opportunity Fund II, LLC, a Delaware limited liability company personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

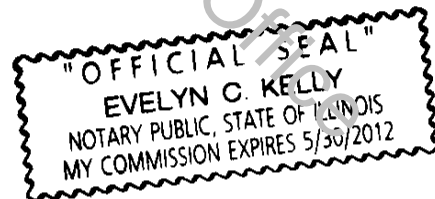
Given under my hand and official seal this 22nd day of September, 2011.



Notary Public
My commission expires: _____

This instrument was prepared by:
Daniel R. Bronson
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

Record and Mail to:
William Mosconi
DeFrenza Mosconi PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062



Send Subsequent Tax Bills to:
Matthew J. Kremke
Meghan M. Kremke
3320 West Cullom
Chicago, Illinois 60618