UNOFFICIAL COPY

This Instrument Was Prepared by

Valerie Haugh Haugh & Associates 525 Dee Lane, Suite 200 Roselle, IL 60172

After recording return to:

Robert F. Rabin Thompson Coburn LLP 55 East Monroe Street, 37th Floor Chicago, IL 60603



Doc#: 1128544048 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/12/2011 12:56 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS SPECIAL WARPANTY DEED, made as of the day of December, 2010 by GameOn Real Estate Ltd., an Illir ois corporation ("Grantor"), to and in favor of AMERICAN ENTERPRISE BANK (the "Grante:")

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as:

LOT 9 IN BLOCK 11 IN SOUTHDALE SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NOR FY, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 17025805 IN COOK COUNTY, ILLINOIS

PIN:

32-35-204-009

Property Address:

2053 E. 216th Street, Sauk Village, IL 60411

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 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.

1128544048 Page: 2 of 3

UNOFFICIAL COP

And 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 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 matters of record set forth in Grantee's lender's policy and the mortgage granted to Grantee by Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

By: Scott Haugh its President STATE OF ILLINOIS COUNTY OF Lake

GameOn Real Estate Ltd., an Illinois corporation

I. Olga Preobrazensky I, <u>Olga Preobrezensky</u>, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Haugh, the President of GameOn Real Estate Ltd., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set for the

GIVEN under my hand and notarial seal this $\vec{\mathcal{A}}$ day of Decembe, 2010.

Notary. Public

EXEMPT UNDER PROVISIONS

OF PARAGRAPH (1)

35 ILCS 200/31-45

SIGN:

DATE: September 30, 2011

OLGA PREOBRAZENSKY NOTARY PUBLIC, STATE OF ILLINOIS

ly Commission Expires 03/21/2012

1128544048 Page: 3 of 3

UNOFFICIAL C

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 10th day of October, 2011.

GAME ON REAL ESTATE, LTD.

Subscribed and sworn to before me as of this 10th day of October, 2011.

Notary Public

OFFICIAL SEAL **PATRICIA BLAZEK**

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/12/12

The grantee or its agent affirms and verifies that he name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partners'up a thorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the Dis Clores laws of the State of Illinois.

Dated this 10th day of October, 2011.

AMERICAN ENTERPRISE BANK

Granted or Agent

Subscribed and sworn to before

me as of this /6 lad ay of October, 2011.

Notary Public

OFFICIAL SEAL PATRICIA BLAZEK

NOTARY PUBLIC - STATE OF ILLINOIS

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]