

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



11286331420

THIS AGREEMENT, made this 15th day of September, 2011 between CHICAGO LAND & TITLE, LLC - SERIES II, 77 West Washington St., #1115, Chicago, Illinois, a LIMITED LIABILITY COMPANY created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of ILLINOIS, party of the first part, and

Doc#: 1128633142 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/13/2011 02:27 PM Pg: 1 of 3

**GREATER METROPOLITAN MISSIONARY  
BAPTIST CHURCH  
5856 SOUTH WABASH  
CHICAGO, IL 60637**

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to the authority of the Board of Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of ILLINOIS and described as follows, to wit:

*WZ* **FIRST AMERICAN**  
**File # 2207486**

**THE SOUTH 19 FEET OF LOT 15 AND THE NORTH 13 FEET OF LOT 16 IN THE SUBDIVISION OF THE EAST 2 ACRES OF THE SOUTH 4 ACRES OF THE WEST 1/4 OF THE NORTHWEST 1/4 AND OF THE RESUBDIVISION OF LOTS 12, 13, 14, 15 AND 16 OF HAMBLETON'S SUBDIVISION OF THE WEST 2 ACRES OF THE SOUTH 4 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, 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, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises 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: --

Permanent Index Numbers: 20-15-120-017-0000  
Commonly known as: 5853 SOUTH WABASH CHICAGO, ILLINOIS

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers the day and year first above written.

**CHICAGO LAND & TITLE, LLC - SERIES II**

DAVID M. Fleishman By: [Signature] (Manager)  
Jeffrey T. Bowles Attest: [Signature] (Manager)

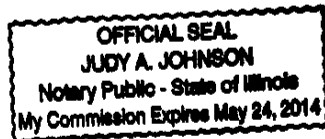
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# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, Judy A. JOHNSON a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID M. FLEISHMAN**, personally known to me to be a Manager of **CHICAGO LAND & TITLE, LLC - SERIES II**, an Illinois limited liability company, and **JEFFREY T. BOWLES**, personally known to me to be a Manager of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Managers of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and seal, this 15<sup>th</sup> day of September, 2011.



Judy A. Johnson  
Notary Public

This instrument was prepared by John D. Cummins, Jr., 77 West Washington #1115, Chicago, Illinois 60602

MAIL TO:

ANGELA KOCONIS GIBSON  
ATTORNEY AT LAW  
4854 N. KEDVALE  
CHICAGO, IL 60630

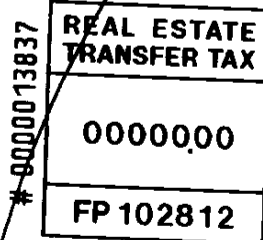
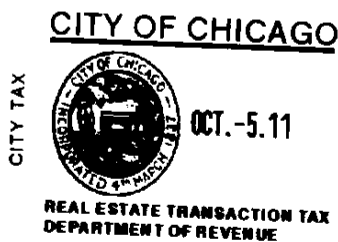
SEND SUBSEQUENT TAX BILLS TO:

Mrs. Mita Mitropatilon M.B. Church  
5826 S. Wabash Ave.  
Chicago Ill. 60637

Exempt under provisions of Paragraph B, Section 4,  
Real Estate Transfer Tax Act.

09/26/11  
Date

[Signature]  
Buyer, Seller or Representative



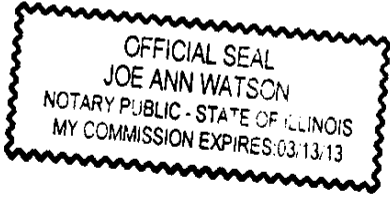
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

I, the undersigned, that, to the best of his 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 09/15 2011 Signature [Signature]  
Grantor or Agent

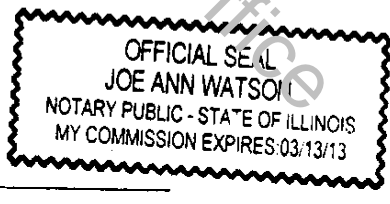
Subscribed and sworn to before me by the said agent ~~affiant~~ this 15 day of SEPTEMBER 2011  
Notary Public [Signature]



The grantee or his agent affirms and verified that 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 acquired and hold title 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 laws of the State of Illinois.

Dated 09/15 2011 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent ~~affiant~~ this 15 day of SEPTEMBER 2011  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)