UNOFFICIAL CO

Return to:

Howard Friedman Attorney at Law 6745 N. Kilpatrick Avenue Lincolnwood, IL 60712

Prepared by: Shannon S. Vukmir, Esquire Sitko Bruno, LLC 2740 Smallman Street, Suite 300 Pittsburgh, PA 15222

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 12/05/2011 01:52 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

of November, 2011 between LAND HOLDING, LLC, a Delaware limited liability company, ("Grantor"), 13016818

AND

6240-42 VERNON LLC, an Illinois limited liability company, ("Grantee").

WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of EIGHTY-TWO THOUSAND AND 00/100 DCLLARS (\$82,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, his heirs, successors and assigns, all that certain parcel of land, with the appurtenances, which is described as follows:

PALITY NATIONAL TITLE See Exhibit A, Legal Description at ached

This property is commonly known as 6240-42 S. Vernon Avenue, Chicago, IL.

UNDER AND SUBJECT TO all easements, rights-of-way, restrictions, lease, matters and conditions appearing in prior instruments of record and all easements, rights-of-way, restrictions, leases, matters and conditions to which Grantor's title is subject.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, his heirs, successors and assigns forever, and the Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the property hereby conveyed.

This Deed is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.

1133942112D Page: 2 of 3

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IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

> LAND HOLDING, LLC, a Delaware limited liability company

Alyssa Sinicrope Title: Vice President

SS:

COMMONWEALTH OF PENNSYLVANIA **COUNTY OF ALLEGHENY**

On this the 15th day of November 2011, before me the undersigned Notary Public, personally appeared the above named ALYSSA SINICROPE, known to me to be a Vice President of LAND HOLDING, LLC, who acknowledged that she did sign said instrument for and on behalf of LAND HOLDING, LLC, being thereunto duly authorized by said limited liability company; that the same is her free act and deed and the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the date above set forth.

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA Reneé Konias, Notary Public City of Pittsburgh, Allegheny County My Commission Expires Feb. 24, 2014

TAX STATEMENTS

MAIL TAX STATEMENTS TO: Dimital tonstant opoulos

910 W. Van Bruen ST Sute 765

CHI (A160 E) L 40607

REAL ESTATE TRANSFER		11/17/2011
	CHICAGO:	\$615.00
	CTA:	\$246.00
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20-15-416-021-0000 | 20111101601320 | GKNQRM

REAL ESTATE TRANSFER		11/17/2011
	соок	\$41.00
	ILLINOIS:	\$82.00
	TOTAL:	\$123.00

1133942112D Page: 3 of 3

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EXHIBIT A LEGAL DESCRIPTION

LOTS 14 AND 15 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 11 AND 12 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6240-42 S. VERNON, CHICAGO, COOK COUNTY, ILLINOIS.

PIN: 20-15-416-021-0000.

BEING THE SAME PROPERTY WHICH JUDICIAL SALES CORPORATION, AN ILLINOIS CORPORATION, BY DEED DATED OCTOBER 5, 2011 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 17, 2011 AT DOCUMENT NO. 1129022093, GRANTED AND CONVEYED UNTO LAND HOLDING, LLC, THE GRANTOR HEREIN. SAID DEED INCORRECTLY IDENTIFIED THE PROPERTY AS:

LOT 14 AND 15 IN BLOCK 5 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, JI INOIS.