

Aff-1108102  
1 of 1

UNOFFICIAL COPY



Doc#: 1201142086 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2012 11:15 AM Pg: 1 of 2

# SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

(The Above Space for Recorder's Use Only)

**THIS AGREEMENT** made this 13<sup>th</sup> day of December, 2011, between Galaxy Sites, LLC, 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, 820 Church Street, suite 200, Evanston, IL 60201a party of the first part, and Randy Ramirez, 1150 N. Pulaski, Chicago, IL 60651, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and \_\_\_\_\_ no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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 the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their 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, his/her/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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, (d) general property taxes and special assessments due for the year 2011 and subsequent years.

Permanent Real Estate Number(s): 16-03-426-048

Address(es) of real estate: 857 N. Kildare Ave., Chicago, Illinois. 60651

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice-President, and attested by its Secretary, this 13th day of December, 2011.

Galaxy Sites, LLC

By: Urban Visions, Inc.- Its managing member

By: [Signature]  
Asst. Vice-President

Attest: [Signature]  
Asst. Secretary

S  
P  
S  
SC  
INT

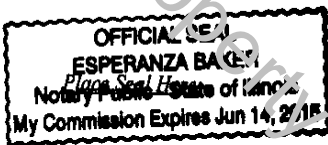
# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeff Tutt personally known to me to be the Asst. Vice-President of the corporation, and Stanley Engelsen personally known to me to be the Asst. Secretary, 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 Asst. Vice- President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of December, 2011.

Commission expires 06-14 20 15

*Esperanza Baker*  
NOTARY PUBLIC



Legal Description: Lot 47 (except the South 14 feet thereof) in Block 2 in Edward T. Noonan's West Chicago Avenue Subdivision of Blocks 1, 2, 3 and 4 in Blanchard's Brothers Subdivision of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. *Add Hien*

Prepared by: Brian A. Burak, Esq.  
1833 E. Crabtree Drive  
Arlington Heights, IL 60004

City of Chicago  
Dept. of Revenue  
617637



Real Estate  
Transfer  
Stamp  
\$225.75

1/4/2012 10:22  
dr00347

Batch 3,990,444

Subsequent taxes & Return to:

*Randy Ramirez*  
*1150 N. Pulaski*  
*Chicago, IL 60651*

