

SPECIAL WARRANTY DEED

Grantor, **Romano Enterprises, LLC**,
an Illinois limited liability company, for
and in consideration of Ten and No/100
Dollars (\$10.00) and other good and
valuable consideration in hand paid,
does REMISE, RELEASE, ALIEN AND
CONVEY to **Glensaul, LLC**, an Illinois
limited liability company, the following
described property situated in the County
of Cook, in the State of Illinois,
to wit ("Property"):



Doc#: 1207633066 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2012 11:19 AM Pg: 1 of 3

See Legal Description attached hereto as Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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 Property.

And Grantor, for itself and its successors, does covenant, promise and agree with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein set forth in **Exhibit B** attached hereto; and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim same, by, through or under it, subject only to the exceptions set forth in **Exhibit B** attached hereto.

DATED this 8th day of March, 2012.

Romano Enterprises, LLC
an Illinois limited liability company

Michael J. Romano III, Manager

IMPRESS
SEAL
HERE

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Romano III, personally known to me to be the Manager of Romano Enterprises, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered said instrument as such person's free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of March, 2012.

Commission expires DECEMBER 8 2015

Notary Public



This instrument was prepared by and
after the recording should be returned to:

Darin S. Balm, Esq.
GOLAN & CHRISTIE LLP
70 West Madison Street, Suite 1500
Chicago, Illinois 60602

Kevin P. Burke
105 LaSalle
Suite 2040
Chicago, IL 60603

Send subsequent tax bills to:

Glensaul LLC
2939 W. Montrose
103
Chicago IL 60618

Box 400-CTCC

S Y
P 3
S N
SC Y
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UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 55 (EXCEPT THE EAST 25 FEET) IN H. ROY BERRY COMPANY'S DEVON HARLEM SUBDIVISION A SUBDIVISION OF PARTS OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6405 N. Avondale, Chicago, Illinois 60631
PIN: 09-36-424-024-0000

REAL ESTATE TRANSFER 03/09/2012



COOK	\$191.25
ILLINOIS:	\$382.50
TOTAL:	\$573.75

09-36-424-024-0000 | 20120101603055 | 29JQ20

REAL ESTATE TRANSFER 03/09/2012



CHICAGO:	\$2,868.75
CTA:	\$1,147.50
TOTAL:	\$4,016.25

09-36-424-024-0000 | 20120101603055 | H2G4RE

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EXHIBIT B **PERMITTED EXCEPTIONS**

1. GENERAL REAL ESTATE TAXES WITH RESPECT TO THE PROPERTY WHICH ARE NOT YET DUE AND OWING.
2. ACTS DONE OR SUFFERED TO BE DONE BY, OR JUDGMENTS AGAINST, PURCHASER OR ANY PARTY CLAIMING BY, THROUGH OR UNDER PURCHASER.