

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

### This Document Prepared By:

Brumund, Jacobs, Hammel,  
Davidson & Andreano, LLC  
58 E. Clinton Street, Suite 200  
Joliet, Illinois 60432

### After Recording Please Return To:

Attorney Lloyd E. Gussis  
2536 North Lincoln Avenue  
Chicago, Illinois 60614

FNF #012015519

Doc#: 1209018049 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2012 02:34 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, that **F.E. PROPERTIES, LLC**, an Illinois Limited Liability company ("Grantor"), having an address 19962 Torrence Ave, Lynwood, Illinois 60411, by these presents does hereby CONVEY unto **EON PROPERTY MANAGEMENT LLC-1531 E. 71<sup>ST</sup> PLACE**, an Illinois Limited Liability Company, ("Grantee"), having an address of 276 Waukegan Road, Glenview, Illinois 60025, for and in consideration of TEN and No/100 (\$ 0.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Kane, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Premises").

Permanent Index Number: 20-26-207-009-0000

161

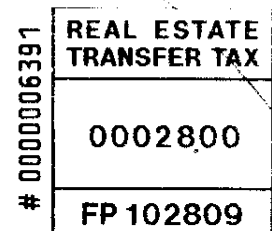
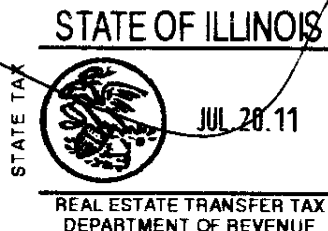
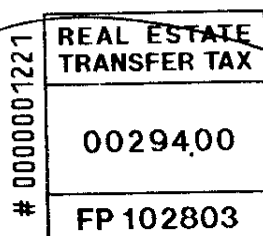
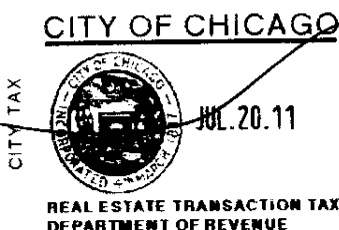
BOX 15

Property Address: 1531 E. 71<sup>ST</sup> PLACE, CHICAGO, ILLINOIS 60636

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and 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 Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

**FIDELITY NATIONAL TITLE**



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IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 24 day of June, 2011.

**F.E. PROPERTIES, LLC**, an Illinois Limited Liability Company

By: Christian A. Fischer and Ryan P. Esparza  
its Managing Managers

By: [Signature]  
Christian A. Fischer, Managing Member

By: [Signature]  
Ryan P. Esparza, Managing Member

Property of COOK COUNTY Notary Public's Office

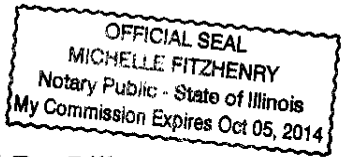
STATE OF ILLINOIS )  
                              ) SS  
COUNTY OF COOK )

I, Michelle Fitzhenry, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christian A. Fischer and Ryan P. Esparza are personally known to me as the Managing Members of F.E. Properties LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the foregoing instrument as a free and voluntary act as such limited liability company for the uses and purposes therein set forth, and that the said instrument is the act and deed of said limited liability company.

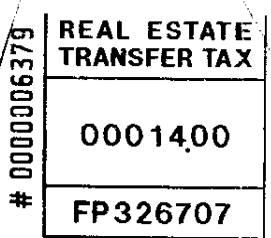
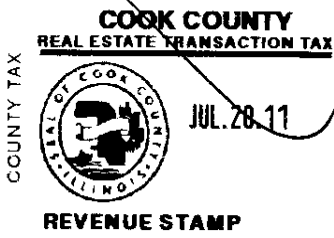
GIVEN under my hand and seal this 24 day of June, 2011.

My Commission Expires:  
10/5/14

[Signature]  
Notary Public



Please Mail Tax Bills To:  
George Bhramis  
236 Waukegan Road  
Glenview, IL 60025



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 12 (EXCEPT THE WEST 17 ½ FEET THEREOF), WEST 22 ½ FEET OF LOT 13, IN BLOCK 8 IN THE SUBDIVISION BY JOHN G. SHORTALL TRUSTEE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN #20-26-207-009-0000

1531 E. 71<sup>ST</sup> PLACE, CHICAGO, ILLINOIS 60636

Property of Cook County Clerk's Office