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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1213629026 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2012 11:19 AM Pg: 1 of 4

This instrument was prepared by:
Ami J. Oseid
Attorney at Law
3703 W. Irving Park Road
Chicago, Illinois 60618

Know All Men By These Presents, that **Willow Townhomes LLC, an Illinois Limited Liability Company, (the "Grantor")**, for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, by **XFL Trust ("GRANTEE")** has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 709, 711 and 713 West Willow Street, Chicago, Illinois 60614

Permanent Index Number: 14-33-314-007, 14-33-314-006 and 14-33-314-005

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances"):

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Box 337

142
LP
AK
USA 330194
CN

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EXECUTED this 30 day of April, 2012.

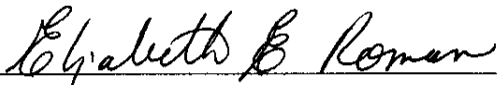
Willow Townhomes, LLC,
an Illinois Limited Liability Company


By: George Pappageorge, Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT George Pappageorge, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

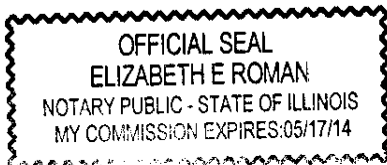
GIVEN under my hand and official seal, this 30th day of April, 2012.


NOTARY PUBLIC

5/17/14
Commission Expires



MAIL TO:


David Rudolph, Esq.
19 S. LaSalle Street, Ste. 150
Chicago, Illinois 60603



MAIL SUBSEQUENT TAX BILLS TO:

XFL Trust
1158 ~~15~~ West Armitage Avenue, # 303
Chicago, Illinois 60614

REAL ESTATE TRANSFER		05/11/2012
	COOK	\$970.00
	ILLINOIS:	\$1,940.00
	TOTAL:	\$2,910.00
14-33-314-007-0000 20120401605017 F9RRKW		

REAL ESTATE TRANSFER		05/11/2012
	CHICAGO:	\$14,550.00
	CTA:	\$5,820.00
	TOTAL:	\$20,370.00
14-33-314-007-0000 20120401605017 RBLFRQ		

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EXHIBIT A

Legal Description

Commonly known as: 709, 711 and 713 West Willow Street, Chicago, Illinois 60614

Parcel 1:

LOT 4 IN HEATH'S SUBDIVISION OF THE EAST ½ OF LOT 19 IN BLOCK 1 IN SHEFFIELDS ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 2:

LOT 6 IN HEATH'S SUBDIVISION OF THE EAST ½ OF LOT 19 IN BLOCK 1 IN SHEFFIELDS ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 3:

LOT 5 IN HEATH'S SUBDIVISION OF THE EAST ½ OF LOT 19 IN BLOCK 1 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent index numbers: 14-33-314-007, 14-33-314-006 and 14-33-314-005

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (c) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (d) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (e) applicable building and zoning laws, statutes, ordinances and restrictions;
- (f) roads and highways, if any;
- (g) fencing.

Property of Cook County Clerk's Office