

# UNOFFICIAL COPY

## Special Warranty Deed (LLC to LLC)



Doc#: 1215950000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2012 08:32 AM Pg: 1 of 3

THIS AGREEMENT, made this 4th day of June, 2012, between, PIONEER SERVICES, 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, party of the first part, and GOMEZ LANDSCAPING LLC, 1201 Orange St. #600, Wilmington, DE 19899, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, (marital status here), (not as joint tenants or as tenants in common, but as tenants by the entirety) (not as tenants in common, but as joint tenants) (as tenants in common) 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:

**Legal Description:** LOT 3 IN BOCK 2 IN TOLFORD'S SUBDIVISION OF THE EAST 10 ACRES OF THE WEST ½ OF THE SOUTHEAST ¼ SOUCH OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:** 16-23-424-003-0000

**Commonly Known As:** 2107 South Trumbull, Chicago, IL 60623

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

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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, it WILL WARRANT AND DEFEND, subject to:

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 Manager, and attested by its \_\_\_\_\_, the day and year first above written.

**PIONEER SERVICES LLC**

By: [Signature]

Its: Manager, Greg Bingham

State of IL )

County of Cook )

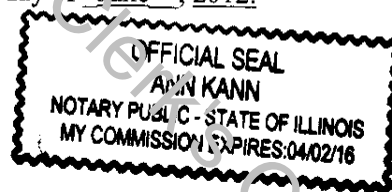
ss.

I, Ann Kann, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Greg Bingham, personally known to me to be the Manager of Pioneer Services LLC, an Illinois LLC, and he is, personally known to me to be the Manager, of said LLC, 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 Manager, he signed and delivered the said instrument and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority, given by the Board of Directors of said LC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of June, 2012.

[Signature]  
Notary Public

My Commission Expires 4/2/16



Mail To:

Send Subsequent Tax Bill To:

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-4, 2012

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said 4th INSTRUMENT  
This 4th day of JUNE, 2012  
Notary Public [Signature]

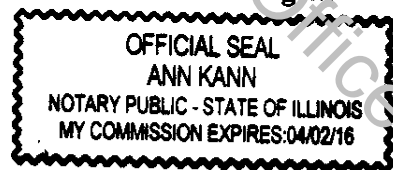


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 6-4, 2012

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said 1st INSTRUMENT  
This 4th day of JUNE, 2012  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)