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12-04851-17

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(LLC to Individual)

MAIL TO:

Bill Adrianos
2552 W. WALKEN
CHICAGO IL 60612



Doc#: 1220055029 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2012 11:26 AM Pg: 1 of 3

GRANTEE'S ADDRESS +
NAME & ADDRESS OF TAXPAYER:

Bill Adrianos 2552 W. WALKEN
2917 W. Arthington Street
Chicago, IL 60612

PREMIER TITLE

THE GRANTOR: Dearborn Street Holdings, LLC - Series 1, 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 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to Bill Adrianos, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED

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 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 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 16-13-318-018-0000
Property Address: 2917 W. Arthington Street, Chicago, IL 60612

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Partner, this 26 day of June, 2012.

Name of Company: Dearborn Street Holdings, LLC - Series 1, a Limited Liability Company

IMPRESS
CORPORATE
SEAL HERE

By: *[Signature]* (SEAL)
Managing Partner

By: Kimberly A. Dunn, VP

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

3X

UNOFFICIAL COPY

STATE OF Wisconsin)
)SS
County of Waukesha)

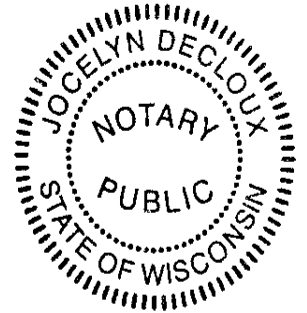
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

X Kimberly A. Dunn personally known to me to be the Managing Partner of Dearborn Street Holdings, LLC - Series I, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Partner, he/she signed and delivered the said instrument and caused the company seal of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26 day of June, 2012

X Jocelyn DeCloux
Notary Public

My commission expires on X 6-23, 2013



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4. REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 2917 W. Arthington Street, Chicago, IL 60612

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER		07/09/2012	
	COOK		\$3.50
	ILLINOIS:		\$7.00
	TOTAL:		\$10.50
16-13-318-018-0000 20120601603168 9DRYCT			

REAL ESTATE TRANSFER		07/09/2012		RE596
	CHICAGO:		\$52.50	
	CTA:		\$71.00	
	TOTAL:		\$123.50	
16-13-318-018-0000 20120601603168 06H82F				

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TO

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FROM

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WARRANTY
DEED
Statutory
(Illinois)
(Corporation
to Individual)

|||
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PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

UNOFFICIAL COPY

EXHIBIT "A"

File No.: 2012-04834-PT

Commitment No.: 2012-04834-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 7 IN SUBDIVISION OF BLOCK 19 IN G.W. CLARKES SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office