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Handwritten notes on the left margin: "7/18/12", "7/18/12", "UP NORTH", "87 8790875", "ST 80688", "UP".



Doc#: 1222633140 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2012 01:22 PM Pg: 1 of 4

Property of Cook County Office

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 26th day of July, 2012, between S&M Shareholders, LLC/1420 Prospect, an Illinois limited liability company, party of the first part, and 1420 South Prospect, Inc., an Illinois corporation, P.O. Box 31506, Chicago, Illinois 60631, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

LOT 199 IN H. ROY BERRY COMPANY'S PARK RIDGE TERRACE NO. 1, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

Handwritten notes on the right margin: "S Y", "P 4", "S N", "SC 4", "INT 5".

W:\213337-02-213-026-0000-0-Prospect\Special-Warranty-Deed-1420-Prospect-SJP.doc

REAL ESTATE TRANSFER	07/26/2012
COOK	\$75.00
ILLINOIS:	\$150.00
TOTAL:	\$225.00



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 32237

Handwritten signature and date "8/31" at the bottom right.

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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, its successors 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 incumbered 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:

Real Estate Taxes for 2012; Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Number: 12-02-213-026-0000

Address of real estate: 1420 S. Prospect, Park Ridge, IL 60068

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

S&M Shareholders, LLC/1420 Prospect,
an Illinois limited liability company

BY: *Thomas E. Carter*

ITS: President of Sole Member

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STATE OF ILLINOIS)
)SS
COUNTY OF Cook)

I, Geraldine Cooper, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas E. Carter personally known to me to be the President of the Sole Member of S&M Shareholders, LLC/1420 Prospect, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such agent, he signed and delivered the said instrument pursuant to authority given by the member of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of July, 2012.

Geraldine Cooper
Notary Public



Commission expires: 6-5-2016

This instrument was prepared by:
Stephen J. Pokorny, Esq.
Pokorny & Marks, LLC
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Chicago, IL 60654
(312) 540-0600

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MAIL TO:

John R. Joyce, Esq.
Arnstein & Lehr, LLP
120 S. Riverside Plaza
Suite 1200
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

John R. Joyce, Esq.
Arnstein & Lehr LLP
120 S. Riverside Plaza #1200
Chicago, IL 60606

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