



12354310780

Doc#: 1235431078 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2012 04:11 PM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN  
TO:

Ryann Whalen, Esq.  
McDonald Hopkins LLC  
300 N. LaSalle St., Suite 2100  
Chicago, Illinois 60654

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH (e) OF 35 ILCS 200/31-45,  
AND PARAGRAPH (E) OF §3-33-060 OF  
THE CHICAGO MUNICIPAL CODE

*J. J. Sullivan*  
November 30, 2012

SPECIAL WARRANTY DEED  
Illinois

THIS INDENTURE, made as of the 30<sup>th</sup> day of November, 2012, from LJILJANA ZIVOVIC, as Trustee of the Ljiljana Zivovic Trust dated August 14, 2003, and not personally ("Grantor"), to and in favor of 7884 WEST CAHILL TERRACE, LLC, an Illinois limited liability company ("Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, located in the City of Chicago, Cook County, State of Illinois at 7884 West Cahill Terrace, and legally described in Exhibit "A" attached hereto and by this reference made a part hereof, 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 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 the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, by through or under Grantor, but none other.

[Signature Page Follows]

{3943103:2}

City of Chicago  
Dept. of Finance  
633051

11/30/2012 10:53

dr00111



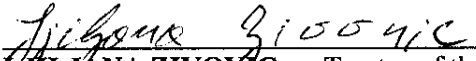
Real Estate  
Transfer  
Stamp

\$0.00

Batch 5,606,409

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the day and year first above written.

  
\_\_\_\_\_  
LJILJANA ZIVOVIC, as Trustee of the  
Ljiljana Zivovic Trust dated August 14, 2003

EXEMPT UNDER PARAGRAPH (E) OF §3-33-060  
OF THE CHICAGO MUNICIPAL CODE.



\_\_\_\_\_  
Buyer, Seller or Representative  
November 30, 2012



# UNOFFICIAL COPY

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 26 and the Westerly 1.00 foot of Lot 25 in Cahill's Eighth Addition to Chicago, being a Subdivision in the North West 1/4 of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 7884 West Cahill Terrace, Chicago, IL 60634

PIN(s): 12-24-112-007-0000 (Lot 26); and  
12-24-112-006-0000 (Lot 25)

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) 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.

Byron Webb

Grantor or Agent

Dated: 12/18, 2012

Subscribed and Sworn to before me, this 18<sup>th</sup> day of December, 2012.

Kimberly N. Singleton  
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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 and hold title to real estate under the laws of the State of Illinois.

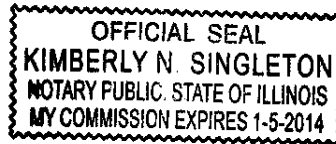
Byron Webb

Grantee or Agent

Dated: 12/18, 2012

Subscribed and Sworn to before me, this 18<sup>th</sup> day of December, 2012.

Kimberly N. Singleton  
Notary Public



County Clerk's Office