

#45631

2013 16326



**SPECIAL
WARRANTY
DEED**
(ILLINOIS)

Doc#: 1310941007 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2013 09:25 AM Pg: 1 of 2

THE GRANTOR, SYNERGY
PROPERTY HOLDINGS, 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, for and in
consideration of the sum of TEN and
00/100 DOLLARS and other good
and valuable considerations in hand
paid, and pursuant to authority given
by the Managers of said company,
CONVEYS and WARRANTS TO

(Above Space for Recorder's Use Only)

CHARLES LEONARDO, of 6501 Sauk Trail, Matteson, Illinois 60443, the following described Real Estate situated in
the County of Cook, State of Illinois to wit:

LOT 26 IN BLOCK 19 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, BEING A SUBDIVISION OF THE
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Number(s): 32-32-412-014-0000
Commonly Known As: 43 W. 31st Place, Steger, Illinois 60475

*(Subject to the following: real estate taxes not due and payable at the time of closing; special assessments confirmed
after the date of the Contract; building, building lines and use or occupancy, restrictions, conditions and covenants of
record; zoning laws and ordinances; easements for public utilities; public roads and highways and easements
pertaining thereto; existing Annexation Agreement and/or Development Agreements, Declaration of Covenants)*

The Warranty in this Deed shall extend only to the acts of Grantor.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its
Vice President on this 3rd day of April, 2013.

SYNERGY PROPERTY HOLDINGS, LLC

By: Kenneth J. Kadleck
Kenneth J. Kadleck
Its: Vice President

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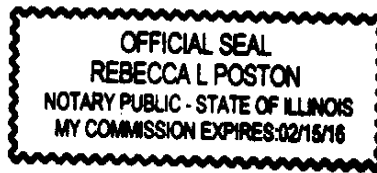
STATE OF ILLINOIS)
) SS.
COUNTY OF Will)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth J. Kadleck, personally known to me to be a Vice President, of SYNERGY PROPERTY HOLDINGS, LLC, and 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 as such Vice President, he/~~she~~ signed and delivered the said instrument, pursuant to authority given by the Managers of said company, as his/~~her~~ 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 official seals on this 3rd day of April, 2013.

Rebecca L Poston
NOTARY PUBLIC

My Commission Expires: February 15, 2016





MAIL TO:

Janet L. Schwieters, Esq.
1395B Main Street, Suite C
Crete, Illinois 60417

SEND SUBSEQUENT TAX BILLS TO:

Charles Leonardo
6501 Saul Trail
Matteson, Illinois 60443

REAL ESTATE TRANSFER		04/05/2013
	COOK	\$2.50
	ILLINOIS:	\$5.00
	TOTAL:	\$7.50

32-32-412-014-0000 | 20130401601181 | W7V62V