



Doc#: 1319301063 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2013 11:08 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Document Prepared By:

Brumund, Jacobs, Hammel,
Davidson & Andreano, LLC
Gary K. Davidson
58 E. Clinton Street, Suite 200
Joliet, Illinois 60432

After Recording Please Return To:

Lou Capasoli

WS

HJ 837356205

THIS INDENTURE WITNESSETH, that **PARTNERS IN CHARITY, INC.**, a Illinois Corporation ("Grantor"), having an address 86 William Street, Crystal Lake, Illinois 60014 these presents does hereby CONVEY unto **PREMIER IL PROPERTIES, LLC**, an Illinois Limited Liability Company (Grantee"), having an address of 60 East Simpson Avenue, Box 2869, Jackson, WY 83001 for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Will, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Premises").

Permanent Index Number: 15-03-130-018-0000

Property Address: 1513 N. Broadway, Melrose Park, Illinois 60160

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of 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 Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

BOX 334 CT

S 4
P 3
S 2
SC 4
INT 20

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty deed is executed as of the 4th day of June 2013.



By: *Charles Konkus*
PARTNERS IN CHARITY, INC.

By: *Charles Konkus, president*

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS.
)

On this 4th day of June 2013, personally appeared before me Charles Konkus, whose identity is personally known to me and by who by me duly Sworn/affirmed, did say that he/she is the President of Partners in Charity, Inc. and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws.



Michelle FitzHenry
NOTARY PUBLIC

My Commission Expires: 10/5/14



Please Mail Tax Bills To:
Premier IL Properties LLC
~~60 East Simpson Avenue~~
~~Box 2669~~
Jackson, WY 83001

~~DAWN~~
ATTN: E. ZUBOVIC
7061 N. KEDZIE AVE # 701
CHICAGO, IL 60645

REAL ESTATE TRANSFER	06/10/2013
 	COOK \$6.00
	ILLINOIS: \$12.00
	TOTAL: \$18.00

15-03-130-018-0000 | 20130301604124 | W429U9

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EXHIBIT A

LEGAL DESCRIPTION

Permanent Index Number: 15-03-130-018-0000

Property Address: 1513 N. Broadway, Melrose Park, IL. 60160

LOT 21 IN BLOCK 2 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 65 ACRES THEREOF), IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office