



Doc#: 1326201020 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2013 09:46 AM Pg: 1 of 2

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SPECIAL WARRANTY DEED

THE GRANTOR, Melrose Holdings 10, LLC, an Illinois 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, and having its principal place of business at 711 S. Westmore Ave., Lombard, Illinois, and pursuant to authority given by the Illinois Limited Liability Act, its Operating Agreement and its sole member, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby specially grants, conveys, warrants, remises, releases, aliens and sells to the GRANTEES, Yahco Caples and Ruby Caples, husband and wife of 560 Buffalo Ave., Calumet City, IL 60409, not in Tenancy in Common, not in Joint Tenancy, but in TENANCY BY THE ENTIRETY, that certain real property situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees to and with the Grantee, their heirs, successors and assigns, that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

In Witness Whereof, said Grantor has caused its company name to be signed to these presents by its Assistant Secretary this 25th day of JULY, 2013.

MELROSE HOLDINGS 10, LLC

By: Kevin J. Bussey  
Kevin J. Bussey  
Its Assistant Secretary

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kevin J. Bussey, Assistant Secretary of Melrose Holdings 10, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes herein set forth.

OFFICIAL SEAL  
JOANNE B. TOSCH  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 04/09/2014

Given under my hand and official seal, this 25th day of July, 2013.  
Joanne B. Tosch  
Notary Public

MAIL TO:  
YAHCO CAPLES  
6517 BRIDGE PATH DR  
MATTESON, IL 60783

MAIL SUBSEQUENT TAX BILLS TO:  
YAHCO CAPLES  
6517 BRIDGE PATH DR  
MATTESON, IL 60783

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BOX 333-CTD

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## EXHIBIT "A"

### Legal Description

LOT 107 IN THE POINTE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2005 AS DOCUMENT 0509444003, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-19-410-006-0000

Property Address: 6517 Bridle Path Drive, Matteson, IL 60443

## EXHIBIT "B" PERMITTED EXCEPTIONS

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

<b>REAL ESTATE TRANSFER</b>		08/26/2013
	<b>COOK</b>	\$77.50
	<b>ILLINOIS:</b>	\$155.00
<b>TOTAL:</b>		\$232.50
31-19-410-006-0000   20130701602016   Y2ZFXJ		