

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)**



472890
MAIL TO:
**LOIS D. POLLARD
12857 S. LOWE AVENUE
CHICAGO, IL 60628**

Doc#: 1327745022 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2013 09:30 AM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER:
LOIS D. POLLARD
12857 S. LOWE AVENUE
CHICAGO, IL 60628**

THE GRANTOR(S), **ROBERT SHERIDAN AND PARTNERS, 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 TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Managers of said company, GRANTS, SELLS, REMISES, RELEASES ALIENS AND CONVEYS to, **LOIS D. POLLARD**, the following described real state situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

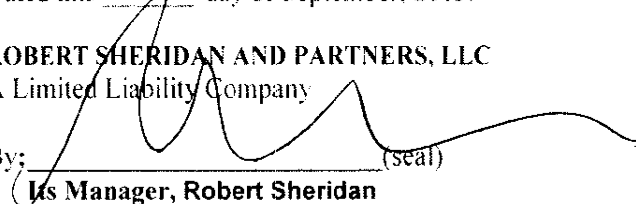
LEGAL DESCRIPTION ATTACHED

Permanent Index Number(s): **25-33-113-059-0000**
Property Address: **12857 S. LOWE AVENUE, CHICAGO, ILLINOIS 60628**

This conveyance is subject to the following: General taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; public and utility easements; special governmental taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; applicable building and zoning laws and building line restrictions and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; streets and highways; and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

Dated this 25th day of September, 2013.

ROBERT SHERIDAN AND PARTNERS, LLC
A Limited Liability Company

By:  (seal)
Its Manager, Robert Sheridan

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

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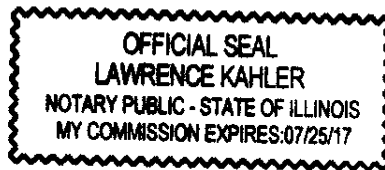
STATE OF ILLINOIS)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT, **ROBERT SHERIDAN, Manager of Robert Sheridan and Partners, LLC**, 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 he signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and notarial seal, this 25th day of September, 2013.

Notary Public *[Signature]* **LAWRENCE KAHLER**
 Notary Public



My commission expires on 7/25/17



NAME & ADDRESS OF PREPARER:
 JAMES P. ANTONOPOULOS
 ATTORNEY AT LAW
 5045 NORTH HARLEM AVENUE
 CHICAGO, ILLINOIS 60656-3501

REAL ESTATE TRANSFER	10/03/2013
 CHICAGO:	\$795.00
CTA:	\$318.00
TOTAL:	\$1,113.00

25-33-113-059-0000 | 20130901606906 | HL33C0

REAL ESTATE TRANSFER	10/03/2013
  COOK	\$53.00
ILLINOIS:	\$106.00
TOTAL:	\$159.00

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Commonwealth Land Title Insurance Company

Servicing Agent:
Heritage Title Company
5849 W Lawrence Avenue
Chicago, IL 60630

Policy Issuing Agent:
James P. Antonopoulos
5045 N Harlem Avenue
Chicago, IL
773-631-2220

File No. H72890

EXHIBIT "A"

LOT 40 AND THE NORTH 10 FEET OF LOT 39 IN BLOCK 12 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF FRACTIONAL SECTIONS 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N. 25-33-113-059-0000

Property of Cook County Clerk's Office