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Doc#: 1424742014 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 09:47 AM Pg: 1 of 4

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 GRANTEE, Vasile Dohotariu, of 4849 N. Ridgeway, Chicago, Illinois, 60625, 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, his 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 18th day of July, 2014.

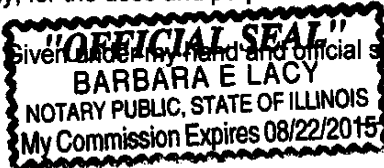
THE CITY OF REAL ESTATE
BERWYN, ILL. TRANSFER TAX
7-29-14 QB \$ 850.00
COLLECTOR'S OFFICE

MELROSE HOLDINGS 10, LLC

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

008964625
PK 2/2
SV 19200264

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 therein set forth.



Given under my hand and official seal, this 18th day of July, 2014.
Barbara E. Lacy
Notary Public

MAIL TO: VASILE DOHOTARIU
4849 N. RIDGEWAY
CHICAGO, IL 60625

MAIL SUBSEQUENT TAX BILLS TO:
VASILE DOHOTARIU
4849 N. RIDGEWAY
CHICAGO, IL 60625

S
P
S
SC
INT

BOX 333-CT

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EXHIBIT "A"

Legal Description

LOT 14 IN BLOCK 6 IN WALTER C. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-19-402-010-0000

Address: 1639 s. Wesley Ave., Berwyn, IL 60402

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.

Property of Cook County Clerk's Office

Prepared by: Joseph D. Giagnorio, Giagnorio & Robertelli, Ltd., POB 726, Bloomingdale, IL 60108

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| REAL ESTATE TRANSFER TAX | | 07-Aug-2014 | |
|---|---|-------------|--------|
|  |  | COUNTY: | 42.50 |
| | | ILLINOIS: | 85.00 |
| | | TOTAL: | 127.50 |
| 16-19-402-010-0000 20140701614919 0-513-001-600 | | | |

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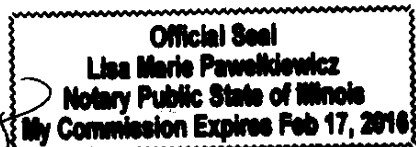
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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.

Dated 7-22, 2014

Signature: Joseph D. Giagnorio
Grantor or Agent

Subscribed and sworn to before me
By the said JOSEPH D. GIAGNORIO
This 22ND day of JULY, 2014
Notary Public Lisa Marie Pawelkiewicz

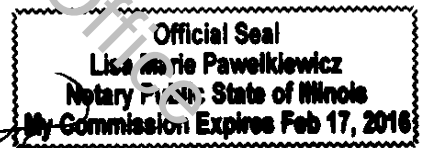


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 7-22, 2014

Signature: Joseph D. Giagnorio
Grantee or Agent

Subscribed and sworn to before me
By the said JOSEPH D. GIAGNORIO
This 22ND day of JULY, 2014
Notary Public Lisa Marie Pawelkiewicz



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)