

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Limited Liability Company to
Individuals)
STATUTORY (ILLINOIS)

99269015

1302/0123 03 001 Page 1 of 2
1999-03-19 12:07:50
Cook County Recorder 23.00



99269015

Above Space for Recorder's Use Only

THE GRANTOR, A/OP VENTURE ONE L.L.C.

a Limited Liability Company created and existing under and by virtue of the Illinois Limited Liability Company Act, and duly authorized to transact business in the State of Illinois, for and in consideration of 10 DOLLARS, in hand paid, and pursuant to authority given by the Managing Member CONVEYS and WARRANTS to

Aldine W. Reavis, 1131 West 112nd Street, Chicago, IL. 60643

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 IN ROBERTSON AND FITCH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 the party of the first part, 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 the party of the second part, his/her heirs and assigns forever.

The Grantor warrants to the Grantee and his successors in title that they have not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

SUBJECT TO: * (i) General taxes for 1998, (ii) easements, covenants, conditions, restrictions, and ordinances of record provided that the same do not impair the use of the Property as a single family residence; (iii) applicable zoning and building laws and ordinances and building lines of record; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) any mortgage and related security in connection with Purchaser's financing of the purchase of the Property and other matters affecting title by or through Purchaser; and (vi) other title exceptions, if any, including mechanics' lien claims, provided Seller has procured an endorsement from the Title Insurer insuring over any such exceptions (the exceptions set forth in clauses (i) through (vi) are hereinafter collectively referred to as "Permitted Exceptions").

Permanent Index Number (PIN) 17-34-309-064-0000

Address(es) of Real Estate 3548 S. Prairie, Chicago, IL 60653

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member,

Dated this 3rd day of Feb, 1999
A/OP Venture One L.L.C.

By John Coshe (SEAL) Member (SEAL)
Member

BOX 333-CTI

7729 920 DB

Policy DB

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
John Cooke personally known
to me to be a Member of said L.L.C., and personally known to me to be the same persons whose
names subscribed to the foregoing instrument, appeared before me this day in person, and severally
as such Member(s) acknowledged that they signed, sealed and delivered the said instrument,
pursuant to authority given it by the Members as their free and voluntary act, and as the free and
voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set
forth.

Given under my hand and official seal, this 3rd day of February, 1999.


Commission expires  Anthony D. Andrews
NOTARY PUBLIC


This instrument was prepared by Anthony D. Andrews, 1820 Ridge Road, Suite 200, Homewood, Illinois 60430


MAIL TO:
Robert A. Baron
30 N. LaSalle St. #3400
Chicago, IL 60602


SEND SUBSEQUENT TAX BILLS TO:

OR
Recorder's Office Box No. _____

CO. NO. 316
287133

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 18 '99 DEPT. OF REVENUE 195.50
P.B. 10686

315856
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR 18 '99 P.B. 11427

97.75

★ 114021
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR 18 '99 P.B. 11193 ★

★ 900.00 ★

★ 114022
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR 18 '99 P.B. 11193 ★

★ 566.25 ★