

Special Warranty Deed
(LLC to Individual)

THIS AGREEMENT, made this ____ day of _____, 20____, between _____, a Limited Liability Company created and existing under and by virtue of the laws of the State of _____, and duly authorized to transact business in the State of Illinois), party of the first part, and _____, of _____, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, _____,

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of _____, State of Illinois known and described as follows, to wit:

See Schedule A, Legal Description attached.

Permanent Index Number:

Commonly Known As:

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/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____, the day and year first above written.

By: _____ Attest: _____
 Its: _____ Its: _____

State of _____)
 _____) ss.
 County of _____)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ President of _____, a _____ LLC, and _____, personally known to me to be the _____ of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____, they signed and delivered the said instrument and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority, given by the Board of Directors of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 20____.

Notary Public

My Commission Expires _____

Mail To:

Send Subsequent Tax Bill to:

Prepared By:

**DO NOT USE THIS DOCUMENT WITHOUT FIRST CONSULTING AN
ATTORNEY IN THE JURISDICTION WHERE THE REAL ESTATE IS
LOCATED**