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7265/0283 45 001 Page 1 of 2

2001-08-28 14:22:58

Cook County Recorder 23.00

SPECIAL WARRANTY DEED (ILLINOIS)



BR 5226447

THIS INDENTURE, made this 16th day of August, 2001, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and EZBM, Inc., an Illinois corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Lots 24 and 25, in Block 6 in Fullerton's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 31, Township 40 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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, its 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, its 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:

- (i) covenants, conditions and restrictions of record; (ii) private, public and utility easements and road and highways, if any; (iii) party wall rights and agreements, if any; (iv) special taxes or assessments for improvements not yet completed; (v) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (vi) mortgage or trust deed of Grantee, if any; (vii) general taxes for the year 2000 and subsequent years including taxes which may accrue by real of new or additional improvements during the year(s); and (viii) to Grantee's act.

PIN: 14-31-204-010 and 14-31-204-011

BOX 333-CTI

STATE OF ILLINOIS STATE TAX AUG. 27. 01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE # 0000013980 REAL ESTATE TRANSFER TAX 00645.00 FP 102808

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ADDRESS OF PREMISES: 2317-2319 North Lister Avenue, Chicago, IL 60614

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

Lister Avenue, L.L.C.,
an Illinois limited liability company

By: Largo Development, Ltd.; managing member

Larry Gould

By: Larry Gould, its President

State of Illinois)
County of Cook) ss

10792525

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Gould, President of Largo Development, Ltd., managing member of Lister Avenue, L.L.C. an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such president, he signed, sealed and delivered the said instrument as his 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 16th day of August, 2001

Harlan D. Kahn
Notary Public



INSTRUMENT PREPARED BY:

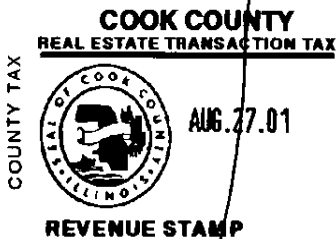
Harlan D. Kahn, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606

MAIL RECORDED DEED TO:

Daniel G. Lauer, Esq.
Daniel G. Lauer & Associates
1424 West Division Street
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

EZBM, INC.
PO Box 346164
Chicago, IL 60634



# 000014005	REAL ESTATE TRANSFER TAX
	0032250
	FP 102802

EXEMPT UNDER PROVISIONS OF PARAGRAPH L SEC. 200. 1-2 (B-6) OR PARAGRAPH _____ SEC. 200. 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

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2025/01/01