SPECIAL WARRANTY DEED

مليقية

MAIL TO:
Avrum Reifer, Esq.
3016 West Sherwin Avenue
Chicago, Illinois 60645

NAME & ADDRESS OF TAXPAYER:

17W 300 22ND ST 17W 300 12ND ST 6818/0143 18 001 Page 1 of 2 2001-08-08 10:46:25 Cook County Recorder 23.00



THE GRANTOR, NINA SOLOMON McGOWAN, of the City of New York, State of New York, for and in consideration of Ten and 00/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys to HAWTHORNE PLACE LLC, a illinois limited liability company ("Grantee"), of the City of Chicago, County of Cook, State of Illinois, an undivided twelve and one-half percent (12.50%) interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The easterly 160 feet of the westerly 200 feet of lot 25 in McConnell's subdivision of block 16 in Hundley's subdivision of lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

and warrants that he, she or it has not done or suffered anything whereby said premises are or may be encumbered or charged and will warrant or defend said premises against all persons lawfully claiming by, through or under him, her or it, subject, however, to (i) grant of easement contained in Declaration of Reciprocal Fasements made by 3440 Lake Shore Drive Apartments and American National Bank and Trust Company, as Trustee under Trust Agreement dated July 15, 1965, known as Trust Number 21962, recorded as Document 24937229; (ii) all general and special real estate taxes and assessments not due and payable as of the Closing; (iii) the facts shown on Mid America Survey Company's Survey No. 70273 dated July 30, 2001; and (iv) matters created or suffered by or through Grantee or anyone acting on Grantee's behalf.

Permanent Index Number: 14-21-307-012-0000

Property Address: 525 West Hawthorne Place, Chicago, Illinois

Property of County Clark's Office

Name/Address of Preparer:

Henry C. Krasnow, Esq.

Krasnow, Sanberg, Cornblath & Hobbs 500 North Dearborn Street, 2<sup>nd</sup> Floor

Chicago, Illinois 60610

Dated this day of July, 2001.

Mua Lonan Magnua.

NINA SOLOMON MAGOWAY

STATE OF ILLINOIS

SS:

10722656

COUNTY.OF COOK

I, the undersigned, a Notary Public in 202 for said County, in the State aforesaid, certify that Nina Solomon McGowan, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes the ein set forth.

Given under my hand and notarial seal this 187 day of

,2001

Notary Public

SEAL:

"CFFICIAL SEAL"
MARITA BIERCZ
Notary Public, State of Illinois
My Commission Expires Aug. 21, 2002

City of Chicago
Dept. of Revenue
257612

Real Estate Transfer Stamp \$18,270.00

08/03/2001 15:58 Batch 03174 87

STATE OF ILLINOIS



AUG.-7.01

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



COOK COUNTY
LESTATE TRANSACTION TAX



AUG.-7/01

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REAL ESTATE

TRANSFER TAX

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