

UNOFFICIAL COPY

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08/11/0068 07 001 Page 1 of 3
2001-11-06 10:50:18
Cook County Recorder 25.00

**SPECIAL WARRANTY DEED
(ILLINOIS)**



0011041497

[Handwritten initials]

THIS INDENTURE, made this 24th day of October, 2001, between 4457 S. Berkeley, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Arthur F. Brown, a single person, 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, and pursuant to the authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

3/5A

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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, his 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, 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:

PIN: 20-02-308-043-0000 (underlying)

ADDRESS OF PREMISES: 4459 South Berkeley Avenue, Chicago, Illinois 60653

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

BOX 333-CTI

[Handwritten signature]

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4457 S. Berkeley, LLC, an
Illinois limited liability company

By: *[Signature]*

Herb Eck, Manager

State of Illinois)
) SS
County of Cook)

STATE OF ILLINOIS	
STATE TAX	NOV.-1.01
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000017782	REAL ESTATE TRANSFER TAX
	0026100
	FP 102808

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herb Eck, Manager of 4457 S. Berkeley, LLC, 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 Manager, 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 2nd day of October, 2001.

[Signature]
Notary Public



INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO
Arthur F. Brown
4459 South Berkeley Avenue
Chicago, IL 60653

MAIL RECORDED DEED TO:
Salvator Lopez
Lopez, Hoard, & Affiliates, Ltd.
957 North Liberty Street
Elgin, IL, 60120

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV.-1.01
# 0000017811	REAL ESTATE TRANSFER TAX
	0013050
	FP 102802

11041497

CITY OF CHICAGO	
CITY TAX	NOV.-1.01
# 0000009133	REAL ESTATE TRANSFER TAX
	0195750
	FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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EXHIBIT "A"

THAT PART OF LOTS 13 AND 14, TAKEN AS A TRACT, IN BLOCK 1 IN HUTCHINSON'S SUBDIVISION OF BLOCK 3 IN HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 78.25 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 74.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 2.58 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 26.0 FEET TO THE EAST LINE OF SAID LOTS 13 AND 14; THENCE SOUTH ALONG THE EASTLINE OF SAID LOTS 13 AND 14, A DISTANCE OF 18.83 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 26.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 3.22 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 74.0 FEET TO THE WEST LINE OF SAID LOTS 13 AND 14; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 18.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-308-043-0000

ADDRESS: 4459 SOUTH BERKELY, CHICAGO, IL 60653

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