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2002-05-22 10:07:26

Cook County Recorder

25.00

SPECIAL WARRANTY DEED 0020582191

The above space reserved for Recorder's use only.

THIS INDENTURE, made April 25, 2002 between 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability Company, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the Scae of Illinois, party of the first part, and John C. Bullock and Jeremy S. Henson, as Joint Tenants with rights of survivorship, and not as Tenants in Common, 1040 W. School St. #1R, Chicago, IL, 60657, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$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 his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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 variateoever, 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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTI

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UNOFFICIAL COPY

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

1740 NORTH MAPLEWOOD L.L.C.	., an Illinois Limited Liability Compa	ny,
By:		
Name: David J. Dubin Title: Authorized Signatory		
STATE OF ILLINO'S)		
COUNTY OF COOK ()) SS		
I And 125 1000 a Noton Public	c in and for the said County, in the S	State
aforesaid, DO HEREBY CERT BY that David J. Du		
Authorized Signatory of 1740 NOI TH MAPLEWO		
Company and personally known to me to be the same		
foregoing instrument, appeared before me lois day in		
Authorized Signatory, he signed and delivered the sa	• •	
the Managers of 1740 NORTH MAPLEWOOD LU	.C., an Illinois Limited Liability Cor	mpany as
his free and voluntary act, and the free and voluntary	act and deed of said corporation, for	or the
uses and purposes therein set forth.	Yh.	S.
Given under my hand and official seal, April 25	2002	or the 6728502
		36
Can 177-1	OFFICIAL SEAL	
1/07	CAROL J. TAYMAN	
Notary Public, State of Illinois	NOTARY PUBLIC - STATE OF ILLIFICIS	
My Commission Expires:	MY COMMISSION EXPIRES JULY 2, 2234	
This instrument was prepared by: Carol J. Taxman, Ltd., 883	33 Gross Point Rd., Suite 205, Skokie, IL	60077
		»*
MAIL TO: MARCIA L. SABESIN, 561	W. DIVERSEY #200 OHICAG	50 1L 606 PK
SEND SUBSEQUENT TAX BILLS TO: John Bullock and	Jeremy S. Henson, 1740-48 N. Ma	plewood
Ave., Chicago, Illinois 60647, Unit 320 and Parking	19	
OTATE OF HUNDING		7
STATE OF ILLINOIS REAL ESTATE TRANSPER TAX	COOK COUNTY	
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FP 102802

STATE TAX