

SPECIAL
WARRANTY DEED
(LLC to Individual)

MCG I, LLC, an Illinois
Limited liability company



JL9936/65/KML-D1

THIS INSTRUMENT is made this 25th day of ~~September~~ ^{November} 2002, by and between MCG I, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Ruben Zippershtein, 3924 W. Devon, Lincolnwood, Illinois 60712, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the members of said limited liability company, by these presents, does hereby REMISE, RELEASE AND CONVEY unto said party of the second part, and to his successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 24 in Block 2 in Johnston and Cox Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 13-36-318-023-0000

Common Address: 1701 N. Albany Avenue
Chicago, Illinois 60647-5009

SUBJECT TO: (a) Covenants, conditions, and restrictions of record; (b) Public and utility easements; (c) Existing leases and tenancies; (d) Special governmental taxes or assessments for improvements not yet completed; and (e) Unconfirmed special governmental taxes or assessments; (f) General real estate taxes for the year 2002 and subsequent years.

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, his successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his successors and assigns, that it has not done or suffered to be done, anything whereby the 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 FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed and has caused its name to be signed to these presents by Jadine Chou, the sole member of MCG II, LLC, being the sole member of MCG I, LLC, this ___ day of November, 2002.

MCG I, LLC

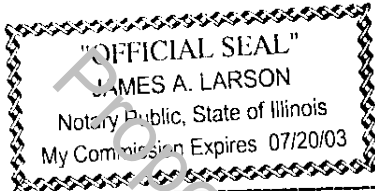
By: Jadine Chou
Jadine Chou, being the sole member of MCG II, LLC

UNOFFICIAL COPY

STATE OF ILLINOIS)
) §§
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Jadine Chou, the sole member of MCG II, LLC, being the sole member of MCG I, LLC, personally known to me to be the same person who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of November, 2002.

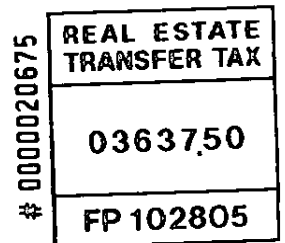
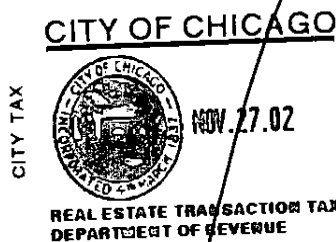
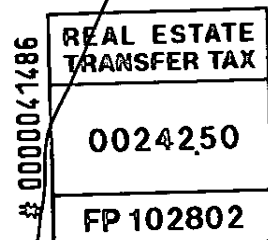
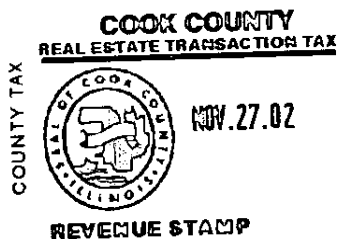
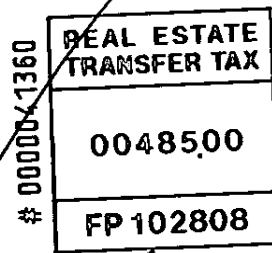
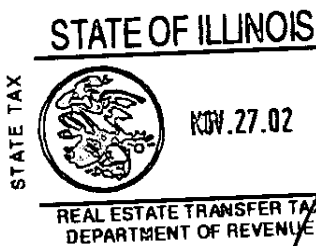


James A. Larson
Notary Public

Prepared by: James A. Larson, Esq.
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