SPECIAL

WARRANTY DEED

101 Dodge Avenue, Evanston, Illinois

12 \$129424 DIMEN THIS INDENTURE, is made as of the 11th day of August, 2003, between ARKADY KHANUK, an individual with an address of 6544 North Kilborn Lincolnwood, Illinois, 60646 (the "Grantor"), and **KHOSHABA** MUZHAIL, individual with an address of 3018 W. Granville Avenue, Chicago, Illinois, 60659 (the "Grantee")

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and his successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illino's known and described as follows, to wit:

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See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, together with such improvements, heredurnents, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor 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 provided on Exhibit B attached hereto and made a part hereof, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to the matters described on Exhibit B, and not otherwise.

Permanent Real Estate Index Number(s): 10-25-220-056-0000

Address of real estate: 101 Dodge Avenue, Evanston, Illinois

Real Estate Transfer Tax

013701

Eugene "Gene" Moore Fee: \$28.00

Date: 08/14/2003 07:53 AM Pg: 1 of 3

Cook County Recorder of Deeds

City Clerk's Office

AUG 0 7 2003 MOUNT \$2/2

Agent (M)

CITY OF EVANSTON

BUX 333-CII

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

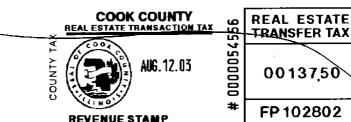
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STATE OF ILL	INCIS)
COUNTY OF _	Cook) SS.)

The undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Arkady Khanuk, the same person whose name is subscribed to the and delivered said instrument as his free and and deed for the uses and purposes herein set forth.

foregoing instrument, appeared before me on this day in person and acknowledged that he signed "OFFICIAL SEAL" Notary Public, State of Illinois Commission Expires: My Co nim ssion Expires 10/03/05 THIS INSTRUMENT WAS PREPARED BY: REAL ESTATE STATE OF ILLINOIS TRANSFER TAX Christopher T. DeMent, Esq. Quarles & Brady LLC 500 West Madison Street AUG. 12.03 0027500 **Suite 3700** Chicago, Illinois 60661 FP 102808 REAL ESTATE TRANSFER TAX SEND FUTURE TAX BILLS AND MAIL
RECORDED DEED TO:

Khoshaba Mikhail ARKADY KHANUK
3018 W. Granville Avenue 6544 NOR 74 KILBOURN
Chicago, Illinois 60659 LINCOLNWOOD, IL 60646 CHICAGO, IL 60659 DEPARTMENT OF REVENUE



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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

LOT 23 (EXCEPT THAT PART OF SAID LOT TAKEN FOR WIDENING OF DODGE AVENUE) IN HOWARD-CALIFORNIA ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE WEST 11.976 CHAINS OF THE SOUTH 8.35 CHAINS OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-25-220-056-0000

Address of real estate: 161 Dodge Avenue, Evanston, Illinois