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0322642086

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/14/2003 07:53 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

101 Dodge Avenue, Evanston,
Illinois

192 8129429 DC AEM

THIS INDENTURE, is made as of the 11th day of August, 2003, between ARKADY KHANUK, an individual with an address of 6544 North Kilbourn, Lincolnwood, Illinois, 60646 (the "Grantor"), and KHOSHABA MUKHAIL, an 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 Illinois known and described as follows, to wit:

*This is NOT homestead property
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, hereditaments, 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.

3/9

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

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

CITY OF EVANSTON

Real Estate Transfer Tax

City Clerk's Office

013701

BOX 333-CTI

QBCHI344050.1

PAID AUG 07 2003 MOUNT \$ 2125.00

Agent CMD

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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.

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Property of Cook County Clerk's Office