

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Illinois)

Doc#: 0405433133  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 02/23/2004 10:03 AM Pg: 1 of 3

THIS SPECIAL WARRANTY DEED, made this 18th day of February, 2004, between CG Tea, LLC ("Grantor"), and JZT Development L.L.C., ("Grantee"), whose address is 6770 N. Lincoln, 2<sup>nd</sup> floor, Lincolnwood, IL 60712. WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does GRANT, RELEASE, ALIEN AND CONVEY unto Grantee, and to its 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:

See Exhibit A attached hereto and made part hereof.

Above Space for Recorder's Use Only

Together with all and singular the rights, interests, easements, entitlements and hereditaments appurtenant thereto, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, TO HAVE AND TO HOLD the said premises as above described, unto the Grantee, its successors and assigns forever.

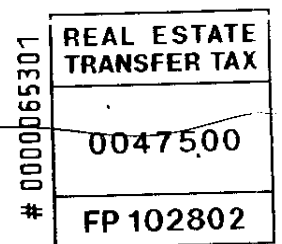
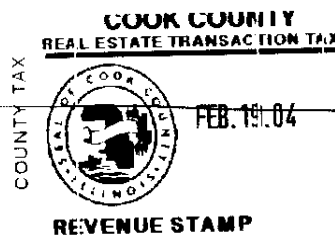
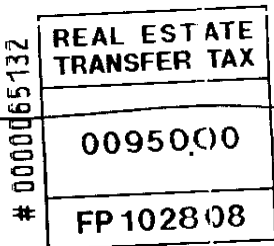
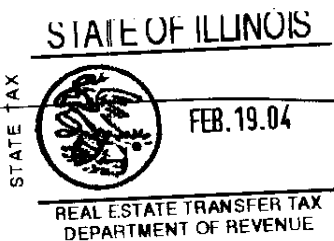
And the Grantor, for itself, and its successors, does hereby warrant to Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth below and as otherwise herein recited; and that the Grantor covenants, promises and agrees that it WILL WARRANT AND DEFEND the said premises to the extent of the warranties made herein against all persons lawfully claiming by, through or under Grantor, subject only to:

(a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) general taxes for the year 2003 and subsequent years.

Permanent Real Estate Number(s): 29-32-406-050-0000

Address of real estate: 18048-18050 S. Halsted, Homewood, IL 60430

See Signature Page attached hereto and made part hereof.



BOX 333-CTI

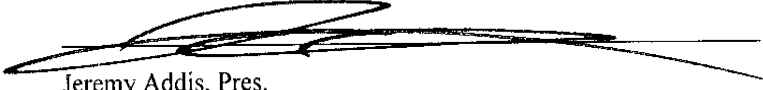
8188761-De-Tms (1 of 3)

of  
JES

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IN WITNESS WHEREOF, said Grantor has executed the foregoing instrument the day and year first above written.

CG Tea, LLC



Jeremy Addis, Pres.

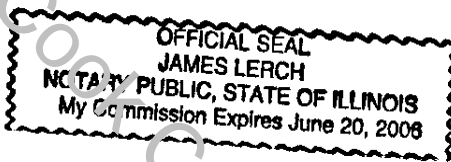
STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

BEFORE ME, the undersigned authority, on this day personally appeared Jeremy Addis, the president of CG Tea, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein express and in the capacity therein stated, and as the duly authorized act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 day of FEBRUARY, 2004.

[SEAL]

*James Lerch*  
Notary Public



My Commission Expires:

*6-20-06*

Return to:  
Ted Timm  
770 Lake Cook Rd.  
Ste 150  
Deerfield, IL 60015

This instrument was prepared by:  
Jeremy Addis

Send Subsequent Tax Bills to:

Housh Khoshbin  
6770 N. Lincoln  
2nd Floor  
Lincolnwood, IL 60712

Deerfield Cook County Clerk's Office

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## EXHIBIT A—LEGAL DESCRIPTION

18048-18050 S. Halsted, Homewood, IL

LOT 2 IN HALSTED CORNERS, BEING A RESUBDIVISION OF LOT 2 OF EMRO LAND COMPANY RESUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JUNE 6, 1997 AS DOCUMENT 97403241.

P.I.N.: 29-32-406-050-0000

Property of Cook County Clerk's Office