

Doc#: 0417441067
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/22/2004 10:13 AM Pg: 1 of 2

**SPECIAL
WARRANTY DEED**

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2056080 TTCR/ML

THIS AGREEMENT made this 3rd day of June, 2004 between **SCHEIN/SPYROPOULOS I, L.L.C.**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **DANIEL HERLO**, having an address at 8035 Davis Street, Niles, Illinois, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOT 1 AND 2 (EXCEPT THE WEST 17 FEET THEREOF) IN BLOCK 20 IN ROGERS PARK, A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF THE NORTHWEST ¼ LYING EAST OF RIDGE ROAD OF SECTION 31 AND ALSO THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, AND ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto 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 whatsoever, 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, its 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, its 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 with respect to 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: General Real Estate Taxes not yet due and payable; agreement contained in document recorded April 8, 1873 as 94288 relating to the sale and manufacture of intoxicating liquors; and acts by or on behalf of Grantee.

Address(es) of Real Estate: 7062-78 N. Wolcott Avenue, Chicago, Illinois 60626
Permanent Index Number: 11-31-204-011-0000

M.G.R. TITLE

City of Chicago
Dept. of Revenue
342673



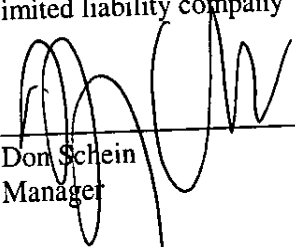
Real Estate
Transfer Stamp
\$20,062.50

06/21/2004 09:11 Batch 02224 5

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 3rd day of June, 2004.

SCHEIN/SPYROPOULOS I, L.L.C., an
Illinois limited liability company

By: 
Name: Don Schein
Its: Manager

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Don Schein, personally known to me to be the Manager of Schein/Spyropoulos I, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of June, 2004.



NOTARY PUBLIC "OFFICIAL SEAL"
BETH LASALIE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/26/2005

Commission Expires: _____


This instrument was prepared by: Schain, Burney, Ross & Citron, Ltd., 222 N. LaSalle Street, Suite 1910, Chicago, Illinois 60601

AFTER RECORDING MAIL TO:
Martin DeRoin
122 South Michigan Ave.
Suite 1800
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Daniel Herlo
8035 Davis Street
Niles, Illinois 60714

STATE TAX

STATE OF ILLINOIS



JUN. 18.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000066092

REAL ESTATE TRANSFER TAX
02675.00
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 18.04

REVENUE STAMP

000813297

REAL ESTATE TRANSFER TAX
01337.50
FP326670