UNOFFICIAL COPY

This Instrument was prepared by: David G. Spak, Attorney at Law Two Northfield Plaza, Suite 340 Northfield, Illinois 60093

After Recording, Forward to: Daniel Baskes, Esq. 300 West Adams, Suite 529 Chicago, Illinois 60606

Send Future Tax Bills to: Noah and Amy Schatz 3300 North Tam Iton Chicago, Illinois 00618



Doc#: 0424301128

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 08/30/2004 10:44 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, 3300 NOP.131 HAMILTON, L.L.C., created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 200 North Dearborn Street, Suite 1502, Chicago, Illinois 60618, for the consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto NOAH SCHATZ and AMY SCHATZ, ht sband and wife, not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, of 2721 North Green view, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 30 IN BLOCK 13 IN C. T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 ALL IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

PIN: 14-19-320-046

ADDRESS OF PROPERTY: 3300 North Hamilton, Chicago, Illinois

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent year, (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable is of the date hereof; (iii) public, private and utility easements recorded at any time prior/to the date hereof (provided that Grantor covenants that it has not created or suffered the creation of any private easements); (iv) covenants, conditions, agreements, building lines; and restrictions of record; (v) applicable building and zoning laws, statutes, ordinances and restrictions; (vi) road and highways, it ary; (vii) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of delivery of this Deed and which Grantor shall so remove at that time by using the funds to be paid upon delivery hereof; (viii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (x) Grantee's mortgage

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 8th day of July, 2004.

3300 NORTH HAMILTON, L.L.C., an Illinois limited liability company

Its: Managing Member

Box 333

275064190

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Edward G. Donley, as Managing Member of 3300 North Hamilton, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 8th day of July, 2004.



NOTARY PUBLIC

City of Chicago Dept. of Revenue

345922

07/19/2004 09:19 Batch 00770

Real Estate ransfer Stamp \$10,305.00



