

# UNOFFICIAL COPY

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Doc#: 0424301128  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/30/2004 10:44 AM Pg: 1 of 2

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 Hamilton  
Chicago, Illinois 60618

## SPECIAL WARRANTY DEED

THE GRANTOR, 3300 NORTH 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, husband and wife, not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, of 2721 North Greenview, 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 years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as 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, if any; (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

By:   
Its: Managing Member

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COLLINS

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Box 333

