TICOR TITLE INSURANCE

PREPARED BY:

Jeffrey C. Friedman, Esq. Levenfeld Pearlstein, LLC 2 North LaSalle Street Suite 1300 Chicago, Illinois 60602

WHEN RECORDED RETURN TO:

Barry Morgen, Esq. Morgen & Peri 7101 North Cicaro Avenue Suite 101 Lincolnwood, Illinois 60712



Doc#: 0433816041

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 12/03/2004 09:10 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THE GRANTOR, Shermal Building, LLC, an Illinois limited liability company, whose address is 2320 North Damen Avenue, Suite 1D, Chicago, Illinois 60647, for and in consideration of TEN AND 00/100 DCLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Sherman Terrace, LLC, an Illinois limited liability company, whose address is 6160 North Cicero, Suite 620, Chicago, Illinois 60646, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

PINs and Common Address: See Exhibit A

Dated: October 4, 2004.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES ON FOLLOWING PAGE]

BOX 15

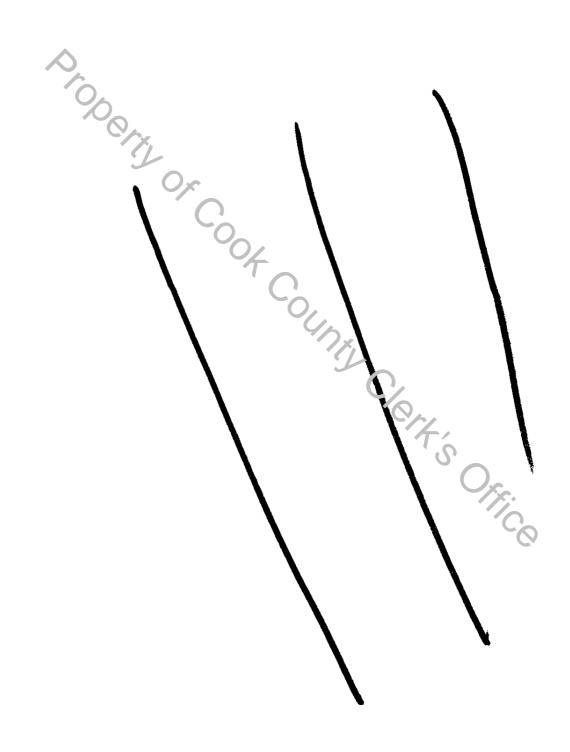
UNOFFICIAL COPY

IN WITNESS WHEREOF, day of October, 2004.	Grantor has	executed th	nis Special \	Varranty Deed a	s of the
	GRAN Shern compa	nan Building	, LLC, an III	inois limited liabil	ity
	-	Holdings, LL any, Manage		limited liability	
	Ву:		tein, Manag	er	
STATE OF ILLINOIS)				
COUNTY OF COOK) ss.)				
I, the undersigned, a Nota hereby certify that William B. Silve liability company, the Manager of who is personally known to me foregoing instrument in as such acknowledged that he/she signed voluntary act and as the free and set forth. GIVEN under my hand and	ersteir, the Maria But to be the same capacity, and delivere voluntary act	anager of B ilding, LLC, me person ppeared be of the said of said entity	eal Holding an Illinois whose nar efore me the instrument y, for the us	s, LLC, an Illinois imited liability co ne is subscribed nis day in pers as his/her own fi	s limited ompany, I to the on and ree and
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Send future real estate tax bills to:			Notary F	ritany Hillwertz Public, State of Illinois	,
ALLMARK & JOHNSON PRO	erty man	AGEMENT	My Commiss	Cook County sion Expires July 28,	2005
6160 N. CICERO					
CHICAGO, IL GO712			CITY (PF EVANSTO N tate Transfer Tax	V 016282
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EXHIBIT B EXCEPTIONS TO TITLE

- (a) covenants, conditions and restrictions of record;
- (b) utility easements;
- (c) existing tenancies; and
- (d) real estate taxes not yet due and payable.



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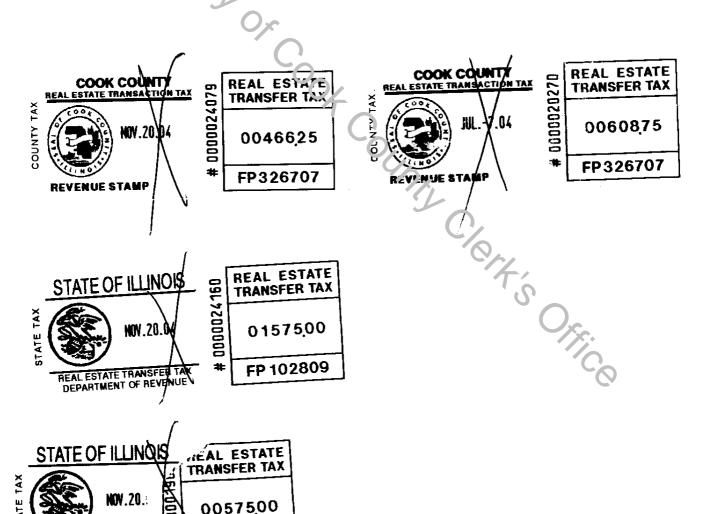
EXHIBIT A

LEGAL DESCRIPTION

LOT 15 (EXCEPT THE EAST 20 FEET AND EXCEPT THE SOUTH 25 FEET 1/8-INCH THEREOF) AND LOT 16 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 3 IN OWNERS' RESUBDIVISION OF BLOCKS 2, 5 AND 6 IN ORRINGTON'S ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 7 TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(OMMEN ADDRESS: 2314-2316 Sherman Ave, Evanston, Illinois

PIN: 11-07-115-012 -0000



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FP 102809

REAL ESTATE TRANSFER

DEPARTMENT OF REVENU