

UNOFFICIAL COPY

PREPARED BY:

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Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc#: 0433816041
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/03/2004 09:10 AM Pg: 1 of 4

393020
TICOR

**WHEN RECORDED
RETURN TO:**

Barry Morgen, Esq.
Morgen & Perri
7101 North Cicero Avenue
Suite 101
Lincolnwood, Illinois 60712

SPECIAL WARRANTY DEED

TICOR TITLE INSURANCE

THE GRANTOR, Sherman 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 DOLLARS, 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 6th, 2004.

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

BOX 15

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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.

Property of Cook County Clerk's Office

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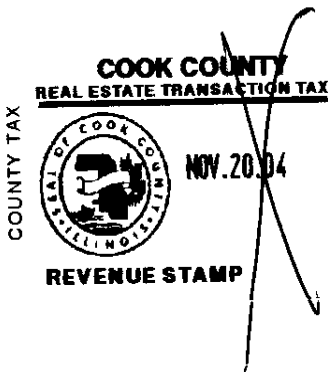
EXHIBIT A

LEGAL DESCRIPTION

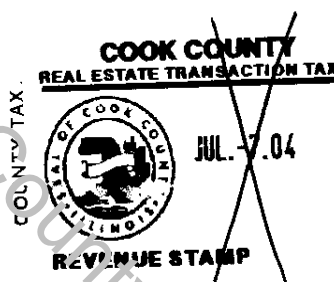
LOT 15 (EXCEPT THE EAST 20 FEET AND EXCEPT THE SOUTH 25 FEET 1/8-INCH THEREOF) AND LOT 16 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 3 IN OWNERS' RESUBDIVISION OF BLOCKS 2, 5 AND 6 IN ORRINGTON'S ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 7 TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL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

COMMON ADDRESS: 2314-2316 Sherman Ave, Evanston, Illinois

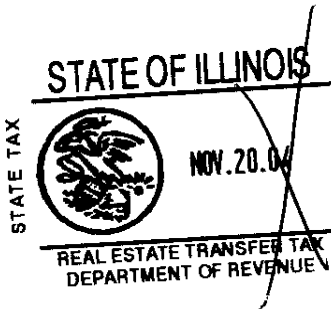
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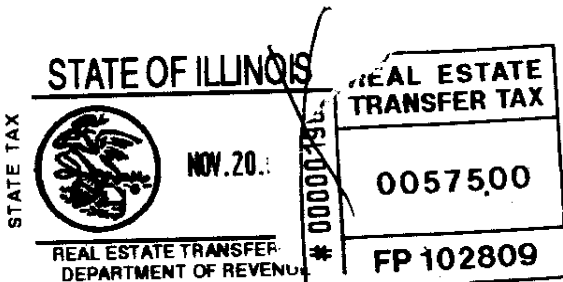
REAL ESTATE TRANSFER TAX
0046625
FP326707



REAL ESTATE TRANSFER TAX
0060875
FP326707



REAL ESTATE TRANSFER TAX
0157500
FP 102809



REAL ESTATE TRANSFER TAX
0057500
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