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Doc#: 0506304140
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/04/2005 12:23 PM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul
SMH DEVELOPMENT LLC
1137 W. Webster
Chicago, Illinois 60657

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

M.M. York
4001 N. Wolcott Ave.
Chicago, IL 60613

8267286, 6R, P1, 1

SPECIAL WARRANTY DEED

THIS INDENTURE made as of March 2, 2005, from 1837 W. SCHOOL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, having an address of 1137 W. Webster, Chicago, Illinois 60614 ("Grantor"), to GT Builders Corp., an Illinois ~~limited liability company~~ ^{Corporation}, having an address of 7941 S. Lang, Burbank, IL 60459 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

Box 400-CTCC

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

1837 W. SCHOOL LLC,
an Illinois limited liability company

By: *Seth M. Harris*
Seth M. Harris, authorized signatory

STATE TAX	STATE OF ILLINOIS MAR. -3.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000002333	REAL ESTATE TRANSFER TAX 0049500 FP 103024
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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Seth M. Harris*, authorized signatory for 1837 W. School LLC, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of March, 2005.

Notary Public My commission expires on	OFFICIAL STUART NIXON Notary Public - State of Illinois My commission expires on
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Stuart Nixon

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. -3.05 REVENUE STAMP	# 000000292	REAL ESTATE TRANSFER TAX 0024750 FP 103022
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CITY TAX	CITY OF CHICAGO MAR. -3.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000001452	REAL ESTATE TRANSFER TAX 0371300 FP 103023
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EXHIBIT A

LEGAL DESCRIPTION

LOT 31 IN BLOCK 3 IN GROSS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 39 AND 50 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 SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

P.I.N: 14-19-428-005-0000

PROPERTY ADDRESS: 1837 W. SCHOOL, CHICAGO, ILLINOIS 60657

MAIL TAX BILL TO: GT BUILDERS Corp
7941 S. Long
Burbank, IL 60459