

UNOFFICIAL COPY



Doc#: 0526933190 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2005 01:21 PM Pg: 1 of 3

NO
ABS

2 of 2

and

828568

COLLINS

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Property of COOK COUNTY Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of September 2005 between Schumacher Six Company, an Illinois corporation, a corporation 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, party of the first part, and Fullerton II, LLC, an Illinois limited liability company, 324 West Touhy Avenue, Park Ridge, Illinois 60068, party of the second part;

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WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows to wit:

LOT 25 IN THE SUBDIVISION BY SHELDON, WESTON AND STONE'S SUBDIVISION OF THE EAST 10 ACRES OF OUT LOT 19 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) real estate taxes not yet due and payable; and (i) acts committed or suffered by Purchaser.

Permanent Real Estate Index Number: 14-29-427-044-0000

Address of Real Estate: 828 West Fullerton
Chicago, Illinois 60614

City of Chicago
Dept. of Revenue
397995



Real Estate
Transfer Stamp
\$15,750.00

09/21/2005 12:42 Batch 02206 52

Box 334

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Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Director, the day and year first above written.

Schumacher Six Company, an Illinois corporation

By: Michael J. Schumacher
Michael J. Schumacher, President and Secretary

STATE TAX

STATE OF ILLINOIS

SEP. 23. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000089645

REAL ESTATE TRANSFER TAX
01827.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. 23. 05

REVENUE STAMP

0000089635

REAL ESTATE TRANSFER TAX
00913.50
FP 102802

Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Michael J. Schumacher, personally known to me to be the President and Secretary of Schumacher Six Company, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of Schumacher Six Company he signed and delivered the said instrument, pursuant to authority given by the Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of September 2005.



(Notary Public)



Prepared By: Robert M. Wigoda
Wigoda & Wigoda
444 North Michigan
26th Floor
Chicago, Illinois 60611

Mail To: Michael A. Perlstein
Law Offices of Michael A. Perlstein
150 North Michigan Avenue
Suite 2700
Chicago, Illinois 60601

Name & Address of Taxpayer:

Fullerton II, LLC, an Illinois limited liability company
324 West Touhy Avenue
Park Ridge, Illinois 60608