

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul  
SMH DEVELOPMENT LLC  
2900 N. Hermitage  
Chicago, Illinois 60657



Doc#: 0604743349 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2006 01:58 PM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

Frank W. Jaffe  
# 1401 W. Washington  
Chicago, IL  
60602

8323802-Da-TMS(14a)

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of January 31, 2006, from **2027 N. MAGNOLIA LLC, an Illinois limited liability company**, having an address of c/o SMH Development LLC, 1137 W. Webster, Chicago, Illinois 60614 ("Grantor"), to ~~DAVID & SUSAN SMITH~~, husband and wife, not as tenants in common or joint tenants but rather as tenants by the entirety, having an address of 40 E. Chicago # 257, Chicago, IL ("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").

\* DAVID O. Smith III AND Susan McCoy Smith

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:

2232 N. BURLING LLC,  
an Illinois limited liability company

**STATE OF ILLINOIS**  
STATE TAX  
 FEB. 15.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02870.00
FP 103024

# 0000004638

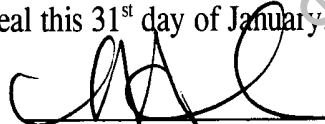
By:   
Its: Authorized Signatory

### 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 2232 N. Burling 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 for the aforementioned company.

Given under my hand and notarial seal this 31<sup>st</sup> day of January, 2006.

  
Notary Public


My commission expires on 05/11/08



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
 FEB. 15.06  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
01435.00
FP 103022

# 0000002629

**CITY OF CHICAGO**  
CITY TAX  
 FEB. 15.06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
2 152 500
FP 103023

# 0000003028

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 39 IN THE WEST 1/2 OF BLOCK 9 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33,  
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS

P.I.N: 14-33-107-021-0000 /

PROPERTY ADDRESS: 2232 N. BURLING, CHICAGO, ILLINOIS 60614

MAIL TAX BILL TO: DAVID & SUSAN Smith  
2232 N. Burling  
Chicago, Ill. 60614