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Doc#: 0620926063 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2006 11:21 AM Pg: 1 of 4

Prepared by:
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200 South Biscayne Blvd.
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06065700148
8/10/06 5:09:00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into by and between FIRST STATES INVESTORS 4412*, a Delaware limited liability company, as GRANTOR, and TED MAVRAKIS, an individual, with a mailing address at 1601 Sherman, Evanston, IL 60210, as GRANTEE.
* LLC,

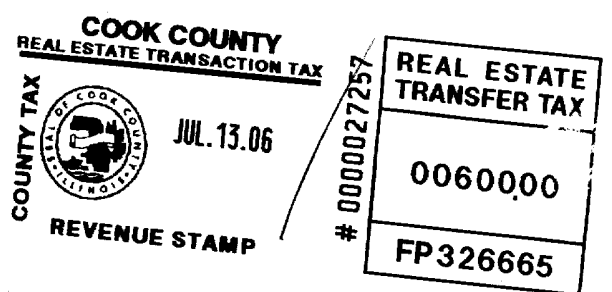
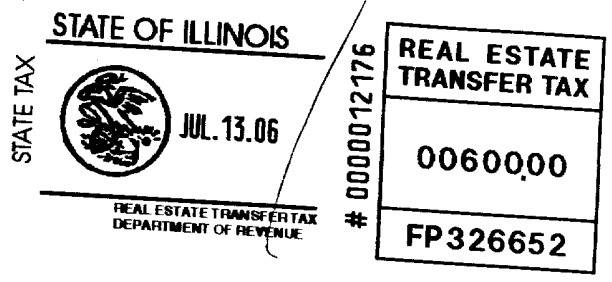
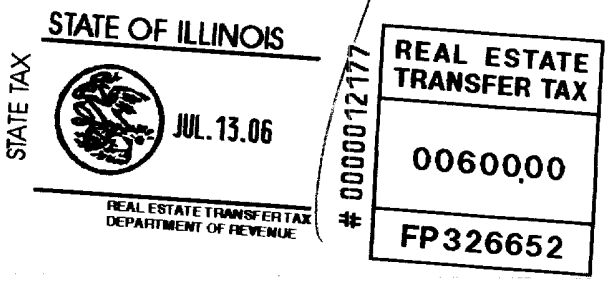
WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee that certain real estate situated in the County of Cook, State of Illinois, and legally described in Exhibit A attached to this Special Warranty Deed and by this reference made a part hereof (the "Property").

SUBJECT, HOWEVER, to the permitted exceptions listed on Exhibit B attached to this Special Warranty Deed and by this reference made a special part hereof, Grantee hereby accepting and agreeing to the same by Grantee's acceptance and recordation of this Special Warranty Deed.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging to the extent not encumbered, restricted or reserved as contemplated by this Special Warranty Deed unto the Grantee and its successors and assigns forever.

Grantor hereby covenants that, except as noted above, at the time of delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that Grantor shall and will WARRANT AND DEFEND the title to the Property unto the Grantee and its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but against none others.

4PG
C.F.



Attorneys' Title Guaranty Fund, Inc.
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-3104
(312) 372-1735

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EXHIBIT B

Permitted Exceptions

1. Current real estate taxes that are not yet due and payable.
2. Such facts or conditions that an inspection or accurate survey would disclose.
3. Restrictions and other matters appearing on the plat or otherwise common to the subdivision.
4. Existing zoning laws, ordinances and regulations and other laws, ordinances and regulations respecting the Property, and any violations thereof.
5. Assessments for improvements begun or completed after the date of the Purchase and Agreement for the Property.
6. All easements, restrictions and agreements of record provided that such easements, restrictions and agreements do not prohibit Purchaser's intended use of the Property.
7. Outstanding oil, gas and mineral rights of record without right of entry.
8. The other exceptions to title set forth of record.

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

Lot 1 in the plat of consolidation of lots 1 and 2 in resubdivision of lots 16 to 32 inclusive, in Arthur Dunas' Howard Avenue subdivision of that part of the South 1/2 of the Northeast 1/4 of section 25, Township 41 North, Range 13 East of the Third Principal Meridian, lying South of the South line of the North 45 Acres thereof; and East of the East line of the West 6.358 Acres of the East 16.358 Acres of the South 32.500 Acres of said Northeast 1/4 of said Section 25, according to said plat of consolidation recorded March 15, 1984 as Document 27006274, in Cook County, Illinois

Permanent Index Number:

Property ID: 10-25-226-054-0000

Property Address:

1325 W. Howard Street
Evanston, IL 60201

Property of Cook County Clerk's Office