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Doc#: 0631139033 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2006 10:53 AM Pg: 1 of 5

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

10/1
257427
DEC LLC
1ST AMERICAN TITLE ORDER #

THIS SPECIAL WARRANTY DEED, made this 26th day of October, 2006, between DEMPSTER JUDSON LLC, a Delaware limited liability company, party of the first part, and JUDSON I EVANSTON, LLC, an Illinois limited liability company, 324 West Touhy, Park Ridge, Illinois 60068, party of the second part.

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 given by the sole Member of said party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook, in the State of Illinois ("Real Estate"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

I:\Leviton, Bernard\Sale of Evanston Properties\Closing Documents\Dempster Judson\Sale 2006\Special Warranty Deed Dempster Judson.doc

CITY OF EVANSTON 019739
Real Estate Transfer Tax
City Clerk's Office
AMOUNT \$ 19,645.00
Agent [Signature]

5

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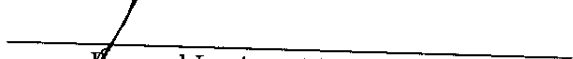
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except herein recited; SUBJECT TO:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the party of the first part has set its hand and seal as of the day and year first above written.

DEMPSTER JUDSON LLC, a Delaware limited liability company

By: BERNARD LEVITON, AS TRUSTEE, AND HIS SUCCESSORS IN TRUST, OF THE BERNARD LEVITON LIVING TRUST, DATED JANUAR 16, 1990, AS MAY BE AMENDED, its sole Member

By: 
Bernard Leviton, Trustee

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, **JEANETTE DRESDOW**, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that BERNARD LEVITON, being the Trustee of the BERNARD LEVITON LIVING TRUST, DATED JANUARY 16, 1990, as may be amended, who is the sole Member of DEMPSTER JUDSON LLC, a Delaware limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on behalf of the Limited Liability Company and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of OCTOBER, 2006.

Jeanette Dresdow

Notary Public

My Commission expires: 12-27-2008



This document prepared by:

After recording, mail to:

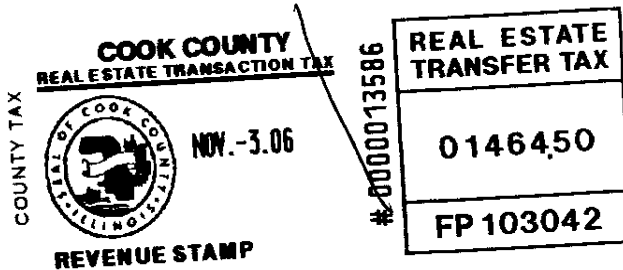
John T. Roselli, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

Michael A. Perlstein, Esq.
157 North Michigan Avenue, Suite 2700
Chicago, Illinois 60601



Name and Address of Taxpayer:

Judson I Evanston, LLC
324 West Touhy
Park Ridge, Illinois 60068



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EXHIBIT A

LEGAL DESCRIPTION

The West 120 feet of Lots 3 and 4 in D. H. Wheeler's Subdivision of Lots 22, 23 and 24 in Block 74 in the Village of Evanston in Sections 7, 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 326-328 Dempster/1243-1249 Judson, Evanston, Illinois

P.I.N.: 11-19-202-001


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EXHIBIT B

1. General real estate taxes for 2006 and subsequent years.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the leases.

Property of Cook County Clerk's Office

STATE OF ILLINOIS	
STATE TAX	
	NOV.-3.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 000002591	REAL ESTATE TRANSFER TAX
	0292900
	FP 103041