



Doc#: 0700540127 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2007 12:48 PM Pg: 1 of 4

**SPECIAL  
WARRANTY DEED**

MAIL TO: NICHOLAS JAYUBCO  
2224 W. IRVING PARK RD.  
CHICAGO, IL 60618

NAME/ADDRESS OF TAXPAYER  
MICHAEL & MARY WERNKE  
2023 W. SCHOOL  
CHICAGO, IL 60618

THE GRANTOR(S) 2023 W. School, LLC, an Illinois Limited Liability Company  
Of the City of Chicago, State of Illinois  
for and in consideration of TEN 00/100 DOLLARS  
and other good and valuable considerations in hand paid, does Release, Alien and  
Convey and Warranty unto: Michael Wernke and Mary Wernke, Husband and Wife  
2810 N. Paulina, #2W Chicago IL 60614  
Grantee's Address City State Zip

not as tenants in common, not as joint tenants but as Tenants by the Entirety forever,  
all interest in the following described Real Estate situated in the County of Cook, State  
of Illinois, to wit:

See attached Legal Description

THIS IS NOT A HOMESTEAD PROPERTY

Subject only to those exceptions listed in Exhibit "A" attached hereto.

Permanent Index Number(s) 14-19-327-021-0000

Property Address 2023 W. School, Chicago, IL. 60618

DATED this 11<sup>th</sup> Day of December, 2006

2023 W. School, LLC., an Illinois Limited Liability Company

By: [Signature] (SEAL)  
John Grant, Managing Member

**P.N.T.N.**

4PG  
C.F.

# UNOFFICIAL COPY

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 John Grant, personally known to me to be the managing member of 2023 W. School, LLC, an Illinois Limited Liability Company and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, and sealed and delivered this said instrument, pursuant to the authority given by the Managing Members of 2023 W. School, LLC, an Illinois Limited Liability Company as his free and voluntary act and a free and voluntary act and deed of the Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notary seal this 10<sup>th</sup> day of December, 2008

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires on Feb 15, 2008.

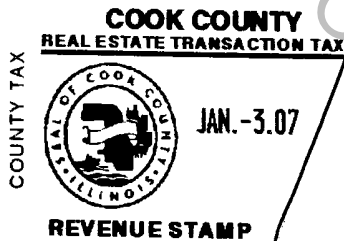
IMPRESS  
SEAL  
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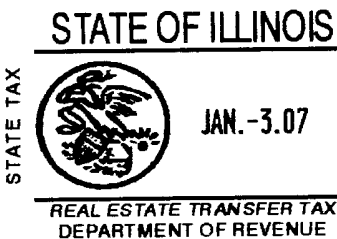
COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH \_\_\_\_\_ SECTION 31-45  
REAL ESTATE TRANSFER TAX LAW  
DATE:

\_\_\_\_\_  
Buyer, Seller or Representative

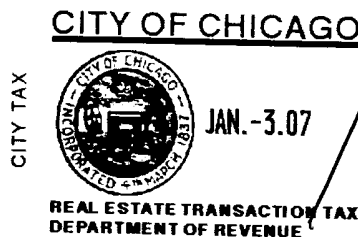
Prepared by:  
Law Office of Jeffrey S. Evens, P.C.  
5701 N. Ashland Ave. Suite 305  
Chicago, Illinois 60660  
(773) 907-0207



REAL ESTATE TRANSFER TAX
0071000
# 0000029172
FP 103025



REAL ESTATE TRANSFER TAX
0142000
# 0000029172
FP 103021



REAL ESTATE TRANSFER TAX
10650.00
# 0000012826
FP 103026

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## Exhibit A

- A. General Real Estate Taxes not yet due and payable at the time of closing.
- B. Applicable zoning and building laws and building lines restrictions and ordinances which will not be violated by the improvements on the property or the use of the property as a single family residence.
- C. Easements, restrictions, conditions, none of which shall underlie the improvements on the property, building set-back lines and reservations of record, except that no easement, restriction or condition shall prevent Purchaser from using the Premises as a single family dwelling.
- D. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
- E. Utility easements, whether recorded or unrecorded, except that no utility easement shall prevent Purchaser from using the Premises as a single family dwelling or underlie the improvements on the property.
- F. Lines and such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage.

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

P.I. N. #: 14-19-327-021

LOT 45 IN SUB BLOCK 1 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 IN 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 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office