

UNOFFICIAL COPY



Doc#: 0703739015 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 09:05 AM Pg: 1 of 2

SPECIAL WARRANTY DEED IN TRUST

THIS INDENTURE is made this 10 day of January, 2007 between **Elston Investors, LLC**, an Illinois limited liability company, of Chicago, Illinois ("Grantor") and **Matthew J. Wilbur Living Trust dated March 24, 1999**, of 3440 North Janssen, Chicago, Illinois 60657 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Lots 19, 20 and 21 in Dinets Subdivision of Block 32 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 17-05-104-014, 17-05-104-015, 17-05-104-016

Commonly known as: 1535 North Elston, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 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 DEFEND, subject to covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed in Trust the day and year first above written.

Elston Investors, LLC, an Illinois limited liability company

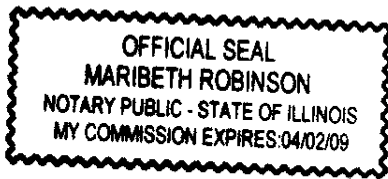
By: *Richard J. Flando, Jr.*
Richard J. Flando, Jr.
Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Richard J. Flando, Jr., Managing Member of Elston Investors, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 10 day of January, 2007.

SEAL



Maribeth Robinson
Notary Public

This document was prepared by:

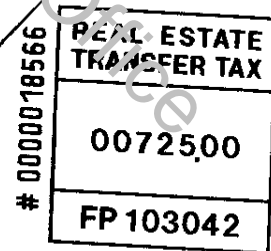
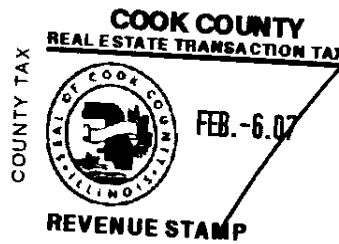
Jonathan D. Sherman, Esq.
Much Shelist Freed et al.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
491186 \$10,875.00
02/06/2007 08:36 Batch 05106 28



After recording mail to:

Kevin P. Burke, Esq.
Smith, Hemmesch, Burke, Brannigan & Guerin
10 South LaSalle Street, Suite 2660
Chicago, Illinois 60603



Send subsequent tax bills to:

Matthew J. Wilbur Living Trust
3440 North Janssen
Chicago, Illinois 60657

