



Doc#: 0709555197 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/05/2007 03:02 PM Pg: 1 of 4

598387  
TRICOR

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 20th day of February, 2007, between SHERMAN PLAZA PARTNERS, LLC, a Delaware Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), AVRAHAM MOALEM and ELANA MOALEM, not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY ("Grantee") having an address of 2932 West Estes Avenue, Chicago, Illinois 60645

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 1701, 807 Davis Street, Evanston, Illinois 60201

Permanent Index Number: 11-18-304-032-0000, 11-18-304-033-0000  
11-18-304-034-0000, 11-18-304-035-0000  
(affects this unit and other property)

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for The Residences at Sherman Plaza Condominium

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Association (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said


Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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 Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's 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 as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the City of Evanston and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the

STATE TAX	<b>STATE OF ILLINOIS</b>	# 000003512 000000	<b>REAL ESTATE TRANSFER TAX</b>
	 APR. -4.07		00643.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103043

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 000003747 00000000	<b>REAL ESTATE TRANSFER TAX</b>
	 APR. -3.07		00321.50
	REVENUE STAMP		FP 103046

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Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 20th day of February, 2007.

SHERMAN PLAZA PARTNERS, LLC  
a Delaware Limited Liability Company

By: *[Signature]*  
TIMOTHY J. ANDERSON,  
Its Manager

STATE OF ILLINOIS)  
)SS  
COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO

HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the Manager of SHERMAN PLAZA PARTNERS, LLC, a Delaware Limited Liability Company, 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 as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Managers of said company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of February, 2007.

Commission expires:

*Kelly Paulson*  
NOTARY PUBLIC



This document prepared by: Karen Patterson, Karm & Patterson, 800 Waukegan Road, Suite 202, Glenview, Illinois 60025

**CITY OF EVANSTON 020712**

Real Estate Transfer Tax  
City Clerk's Office

**FEB 19 2007** AMOUNT \$ 3215.-

Agent *[Signature]*

MAIL TO:

Avraham Moalem  
2932 W. Estes  
Chicago, IL 60645

Send subsequent tax bills to:

AVRAHAM MOALEM  
~~807 Davis Street, Unit 4701~~  
~~Evanston, Illinois 60201~~  
2932 W. Estes  
Chicago, IL 60645

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000598387 CH  
**STREET ADDRESS:** 807 DAVIS STREET UNIT #1701  
**CITY:** EVANSTON **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 11-18-304-032-0000

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT NUMBER 1701 IN THE RESIDENCES OF SHERMAN PLAZA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN SHERMAN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE AMENDED AND RESTATED PLAT THEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 0623632062;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT NO. 0623718034, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARKING IN PARKING SPACE NO. P-947, PURSUANT TO SECTION 3.20 OF THE AFORESAID DECLARATION OF CONDOMINIUM, AND AS DELINEATED ON THE PLAT OF SURVEY OF LOT 3 IN THE AFORESAID AMENDED AND RESTATED PLAT OF SUBDIVISION WHICH IS ATTACHED AS EXHIBIT "F" TO THE AFORESAID DECLARATION OF CONDOMINIUM.

**PARCEL 3:**

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN SECTION 4 AND, FOR THE BENEFIT OF LOT 3, AS DESCRIBED AND DEFINED IN SECTION 9, OF THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404085.

**PARCEL 4:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA NO. 3-37, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.