

# UNOFFICIAL COPY



Doc#: 0712010157 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/30/2007 04:17 PM Pg: 1 of 4

Recording requested by:

and when recorded, please return this deed  
and tax statements to:

## SPECIAL WARRANTY DEED

THE GRANTOR: S GROUP INVESTMENTS, LLC a corporation created and existing under and by virtue of the laws of the State of Illinois **FOR A VALUABLE CONSIDERATION** in the amount of TEN AND NO/100 (\$10.00) DOLLARS in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and **SPECIALLY WARRANTS** to SHELDON SLUSHER ("Grantee), whose address is 3938 South Wells Street, Chicago, Illinois County of Cook, State of Illinois all right, title, interest and claim to the following real estate in the City of Chicago, County of Cook State of Illinois with the following legal description:

See Legal Description Attached

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever **IN FEE SIMPLE**; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further **SPECIALLY WARRANTS** and agrees to **FOREVER DEFEND** all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Permanent Index Number(s): 02-04-201-025 & 02-04-201-026

Property Address: 3938 South Wells Street, Unit 1, Chicago, Illinois

EXECUTED this 27<sup>th</sup> day of April, 2007.

STATE OF ILLINOIS, COUNTY OF COOK  
THIS TRANSFER EXEMPT ACCORDING TO  
35 ILCS 200/31-45 PARAGRAPH E  
ILLINOIS REAL ESTATE TRANSFER ACT

X Sheldon Slusher  
S GROUP INVESTMENTS, LLC

Sheldon Slusher  
SELLER

4/27/07  
DATE

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State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SHELDON SLUSHER personally known to me to be the President of the S GROUP INVESTMENTS, LLC corporation, and \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Director of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE



Given under my hand and official seal, this 17 day of April, 2007

Commission expires \_\_\_\_\_ 20\_\_\_\_  
Joan Hansen  
NOTARY PUBLIC

This instrument was prepared by: DONALD M. LEIBSKER, 29 So. LaSalle Street, #415, Chicago, Illinois 60603  
( Name and address )

MAIL TO:	SEND SUBSEQUENT FAX BILLS TO:
<u>Donald M. Leibsker</u>	<u>Sheldon Slusher</u>
<u>29 So. La Salle #415</u>	<u>3938 So. W. 11th</u>
<u>Chicago, IL 60603</u>	<u>Chicago, IL 60609</u>

Recording requested by:

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**Property Address:**

3938 South Wells Street  
Unit No. 1  
Chicago, Illinois 60609

**Permanent Index No:**

20-04-201-025 & 20-04-201-026

**Legal Description:****Parcel 1:**

Unit 2 in the 3938 South Wells Luxury Condominium as delineated on a survey of the following described land: Lot 19 in Hurford's Subdivision of part of Block 3 lying North of the right of way of the Union Stock Yard and Transit Company in Pryor's Subdivision of the Northeast 1/4 of Section 4, Township 38 North, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0700315062 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of the Parking Space 1, a limited common element as delineated on the survey attached to the Declaration aforesaid.

"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, aforesaid, 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."

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/27/07

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 27th DAY OF April, 2007



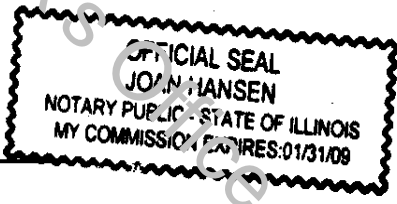
NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/24/07

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 27th DAY OF April,  
2007



NOTARY PUBLIC [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]