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(1 of 2)

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)



Doc#: 0715633023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2007 07:52 AM Pg: 1 of 3

THIS AGREEMENT, made this 15th day of May, 2007 between **MILLIE KOJIC**, a single woman, whose address is 1615 Poplar Lane, Munster, IN 46321, party of the first part, and **W.W. GRAINGER, INC.**, an Illinois corporation, whose address is 100 Grainger Parkway, Lake Forest IL 60045 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 and the State of Illinois known and described as follows, to wit:

Parcel 1:

Lot 1 in Rodi's Subdivision being a Resubdivision of the East 1/2 of the Northeast 1/4 (North of the River) in Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded May 31, 1989 as Document 89244561 in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress over parts of Lots 2 and 3, known as easements of O, P, Q, and R as shown on said Plat of Rodi's Subdivision recorded May 31, 1989 as Document 89244561.

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 and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, 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 party of the second part, its heirs and assigns forever.

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 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 DEFEND, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number(s): 17-30-210-056-0000

Address(es) of Real Estate: 2454 S. Ashland, Chicago, IL 60608

In Witness Whereof, said Grantor has caused her name to be signed to these presents this 15th day of May 2007.

Box 400-CTCC

Millie Kojic

3/8

SA 3561095 D2 KARSA

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Millie Kojic personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of May, 2007.



Eulana M. Blair-Jones

Notary Public

This instrument was prepared by: Mitchell P. Whittaker
Ronald M. Gonsky, Ltd.
815 W. Van Buren, Suite 400
Chicago, IL 60607


SEND SUBSEQUENT TAX BILLS TO:

Mail To: John W. Julian C/o W.W. Grainger, Inc.
(Name)
100 Grainger Parkway, Suite B4T56
(Address)
Lake Forest, Illinois 60045
(City, State and Zip)

W.W. Grainger, Inc., Attn: TAX
(Name)
100 Grainger Parkway
(Address)
Lake Forest, Illinois 60045
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS


STATE TAX  MAY.30.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0171300
0000007688
FP 103024

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX


 MAY.30.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00856.50
0000005730
FP 103022

CITY TAX

CITY OF CHICAGO

 MAY.30.07

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
12847.50
0000005186
FP 103023

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**EXHIBIT "A"
TO
SPECIAL WARRANTY DEED**

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.

Property of Cook County Clerk's Office