

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0728231035 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/09/2007 10:43 AM Pg: 1 of 5

For Recorder's Use Only

THIS AGREEMENT, made this 3<sup>rd</sup> day of ~~September~~ OCTOBER, 2007 between North Shore Holdings Ltd., an Illinois corporation (Grantor) of the County of Cook and State of Illinois, and NSH Belnar CVS, LLC, an Illinois limited liability company (Grantee).

WITNESSETH, that Grantor for and in consideration of the sum of **TEN and 00/100 (\$10.00) Dollars**, and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does **REMISE, RELEASE, ALIEN, GRANT AND CONVEY** unto the Grantee and to its heirs and assigns, **FOREVER**, all right, title and interest of Grantor in and to real estate described in Exhibit "A" attached hereto and made a part hereof ("Property"), situated in the County of Cook and State of Illinois subject only to taxes not yet due and payable and those covenants, conditions, restrictions and easements of record.

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 hereditaments and appurtenances whatsoever belonging to Grantor, unto Grantee and its successors and assigns **FOREVER**.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner incumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**. All representations and warranties herein shall be limited to Grantor's title to the Property for Grantor's period of ownership.

**Permanent Tax Index Numbers: 13-29-100-011-0000  
13-29-100-054-0000  
13-29-100-055-0000**

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents

BOX 334

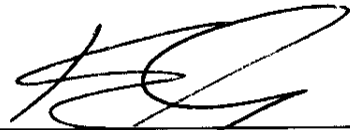
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by the President of its sole general partner, the day and year first above written.

**NORTH SHORE HOLDINGS LTD., an Illinois corporation**


BY:   
\_\_\_\_\_  
**Kenneth Lebovic**  
Its: **President**


This instrument was prepared by: Brad S Gerber, Esq.  
Laser, Pokorny, Schwartz,  
Friedman & Economos, P.C.,  
6 West Hubbard Street, 8<sup>th</sup> Floor  
Chicago, Illinois 60610

**AFTER RECORDING MAIL TO &  
SEND SUBSEQUENT TAX BILLS TO:**

**NSH Belnar CVS, LLC  
c/o North Shore Holdings, Ltd.  
613 North Main Street  
Mt. Prospect, Illinois 60056**

**Attention: Kenneth Lebovic**

Exempt from taxation under the Illinois Real Estate  
Transfer Tax Act Sec. 4 Par. E and Cook  
County Ord. 95104, Par. E.  
10/04/07   
Date Buyer, Seller or Representative

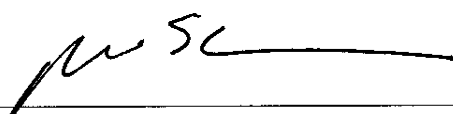
Exempt from taxation under the Chicago Transaction Tax  
Ordinance Sec. 200.1-2B6, Par. E.  
10/04/07   
Date Buyer, Seller or Representative

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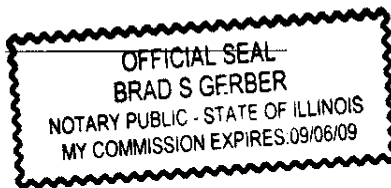
STATE OF ILLINOIS        )  
                                       )  
 COUNTY OF COOK         )        SS

I, Brad S Gerber, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth Lebovic 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of <sup>October</sup>~~September~~, 2007.

  
 \_\_\_\_\_  
 Notary Public

Commission expires:



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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 2:

LOT 23 IN BLOCK 1 IN BELMONT HEIGHTS, A SUBDIVISION OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 24 AND THE NORTH 8 FEET OF LOT 25 IN BLOCK 1 IN BELMONT HEIGHTS, A SUBDIVISION OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 123, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 26 (EXCEPT THE SOUTH 9 FEET THEREOF) AND LOT 25 (EXCEPT THE NORTH 8 FEET THEREOF) IN BLOCK 1 IN BELMONT HEIGHTS, A SUBDIVISION OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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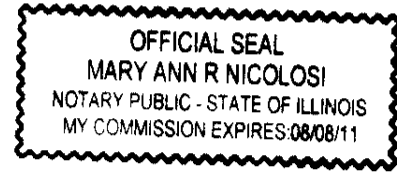
## STATEMENT BY GRANTOR AND GRANTEE

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 10-4-07

Signature *M.A. Nicolesi*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 4th DAY OF October, 2007.



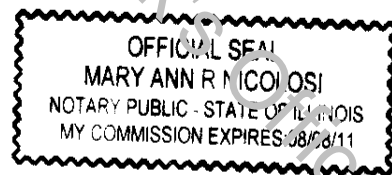
NOTARY PUBLIC *Mary Ann R. Nicolesi*

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 10-4-07

Signature *M.A. Nicolesi*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 4th DAY OF October, 2007.



NOTARY PUBLIC *Mary Ann R. Nicolesi*

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.]