

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul  
SMH DEVELOPMENT LLC  
1137 W. Webster  
Chicago, Illinois 60614



Doc#: 0829833179 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2008 01:46 PM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

Steve Hoeseth  
Dykema  
180 N. LA SALLE  
#2700  
Chicago IL 60601

845265802MM  
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## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of October 20, 2008, from **1946 N. DAYTON LLC, an Illinois limited liability company**, having an address of c/o SMH Development LLC, 1137 W. Webster, Chicago, Illinois 60614 ("Grantor"), to **DAVID J. RUDIS, an individual**, having an address of 1942 N Dayton Chicago IL 60614 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

Box 400-CTCC

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 15 (EXCEPT THE SOUTHERLY 6 FEET) AND THE SOUTHERLY 12 FEET OF LOT 16, ALL IN BLOCK 7 OF SUBDIVISION OF BLOCK 5 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 14-32-409-073-0000

PROPERTY ADDRESS: 1942 N. DAYTON, CHICAGO, ILLINOIS

MAIL TAX BILL TO: DAVID J. RUDIS  
1942 N. Dayton  
Chicago, IL 60614