UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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

AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:

Steve Hoeseth Dykema 1860 N. L. SALLE #2700 Cheese JL 680;



Doc#: 0829833179 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Becorder of Deede

Cook County Recorder of Deeds
Date: 10/24/2008 01:46 PM Pg: 1 of 3

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 ("Granor"), to DAVID J. RUDIS, an individual, having an address of YULL DAVID CONTROL TO And in consideration of the sum of Ten Dollars ("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 FORLVER, 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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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

1946 N. DAYTON LLC, an Illinois limited liability company

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Seth M. Harris, authorized signatory for 1946 N. DAYTON LLC, an Illinois limited liability company, appeared before n.e pr. person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the aforementioned company.

Given under my hand and notarial seal this 29 day of Oca ver, 2008.

Notary Public

OFFICIAL SEAL AMANDA B. QUAS My commission expires on

0000008292

NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 08/30/2010

City of Chicago

Real Estate

Dept. of Revenu

<u>ransfer S</u>tamp \$45,675.00

565696

10/22/2008 16:52: Batch 03194 99

STATE OF ILLINOIS

OCT.23.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0435000 # FP 103024

COOK COUNTY

OCT.23.08

0217500

REAL ESTATE

TRANSFER TAX

FP 103022

1323296.v1

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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 IS.

OPENION OF COUNTY COUNTY, ILLINOIS.

P.I.N:

PROPERTY ADDRESS:

1944 N. DAYTON, CHICAGO, ILLINOIS

MAIL TAX BILL TO:

DAVID J. RUDIS