

UNOFFICIAL COPY



Doc#: 1001244082 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 11:28 AM Pg: 1 of 3

*mail to + mail tax Bill to:
Never Again LLC
105 E. Maple Ave.
Hinsdale IL 60521*

5800-25

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SCHERSTON REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois. GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to NEVER AGAIN LLC 4642 W. BELDEN AVE, an Illinois limited liability company, address: 105 E. Maple Ave., Hinsdale, Illinois, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

LOTS 121 AND 122 IN EDGINGTON PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT RAILROAD) IN SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4642 W. Belden Ave., Chicago, Illinois 60639
Parcel Identification No.: 13-34-102-025-0000

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general real estate taxes for 2009 and subsequent years.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and

FIRST AMERICAN TITLE

ORDER #


2002673

10/3

3


UNOFFICIAL COPY

Property Tax Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 JAN. 11. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000003554

REAL ESTATE TRANSFER TAX
00275.00
FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 JAN. 11. 10
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

0000000000

REAL ESTATE TRANSFER TAX
00137.50
FP 103028

CITY OF CHICAGO
 CITY TAX

 JAN. 11. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000008180

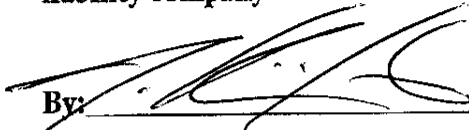
REAL ESTATE TRANSFER TAX
02887.50
FP 102812

UNOFFICIAL COPY

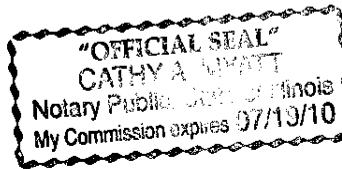
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said SCHERSTON REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company, has caused its corporate seal to be affixed and these presents to be signed by its _____ on its behalf, this 22 day of December, 2009.

SCHERSTON REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company

By: 

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olwang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

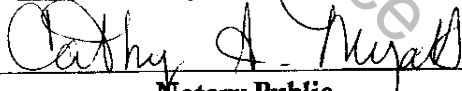


STATE OF ILLINOIS

COUNTY OF DuPage

I, Cathy A. Wyatt, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that John DiNanno, personally known to me to be the OFFICER of SCHERSTON REAL ESTATE INVESTMENTS, LLC, and 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 acknowledged that as such _____, (s)he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her/his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22 day of December, 2009.



Notary Public