

# UNOFFICIAL COPY

mail to + mail TX Bill to:  
Never Again LLC.  
105 E. Maple St.  
Hinsdale IL 60521



Doc#: 1008335035 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2010 09:54 AM Pg: 1 of 3

5800-30

## 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 6250 S. MOZART, 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 16 AND 17 IN BLOCK 15 IN COME AND MCKINNON'S 63<sup>RD</sup> STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6250 S. MOZART STREET, CHICAGO, IL 60629  
Permanent Index No: 19-13-330-038-0000

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

- (a) general real estate taxes for the 2009 2<sup>nd</sup> installment and subsequent years; and
- (b) hazardous substances certificate and indemnity agreement made by and between USI Investment Group One, LLC and First DuPage Bank recorded as document no. 0406426285, and the terms and conditions contained therein.

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:

FIRST AMERICAN  
File # 2015920

C.J.  
3

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Property of Cook County Clerk

**STATE OF ILLINOIS**  
 STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 MAR. 22. 10  
 # 000005718  
 REAL ESTATE TRANSFER TAX  
 003000.00  
 FP 03027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAR. 22. 10  
 # 000005725  
 REAL ESTATE TRANSFER TAX  
 001500.00  
 FP 103028

**REVENUE STAMP**  
 REAL ESTATE TRANSFER TAX  
 03150.00  
 FP 102512

**CITY OF CHICAGO**  
 CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAR. 22. 10  
 # 000009702

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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
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 this Special Warranty Deed to be signed by its Manager on its behalf, this 2<sup>nd</sup> day of March, 2010.

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

By:   
\_\_\_\_\_  
Manager


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

STATE OF ILLINOIS

COUNTY OF Kane

I, Constance Waszek, a Notary Public in and for said County, in the State  
aforementioned, DO HEREBY CERTIFY that Joseph Chiavella, personally known  
to me to be the Manager 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  
Manager, (s)he signed and delivered the said instrument pursuant to authority given by  
the Members of said limited liability company as her/his free and voluntary act and as the  
free and voluntary act and deed of said limited liability company, for the uses and  
purposes therein set forth.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of March, 2010.

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

