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Never again ILC.

105 E. Maple St.

Hinsdele 12 60131



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, in 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 CONF AND MCKINNON'S 63RD 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 GRANTIE, subject only to:

- (a) general real estate taxes for the 2009 2nd 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.

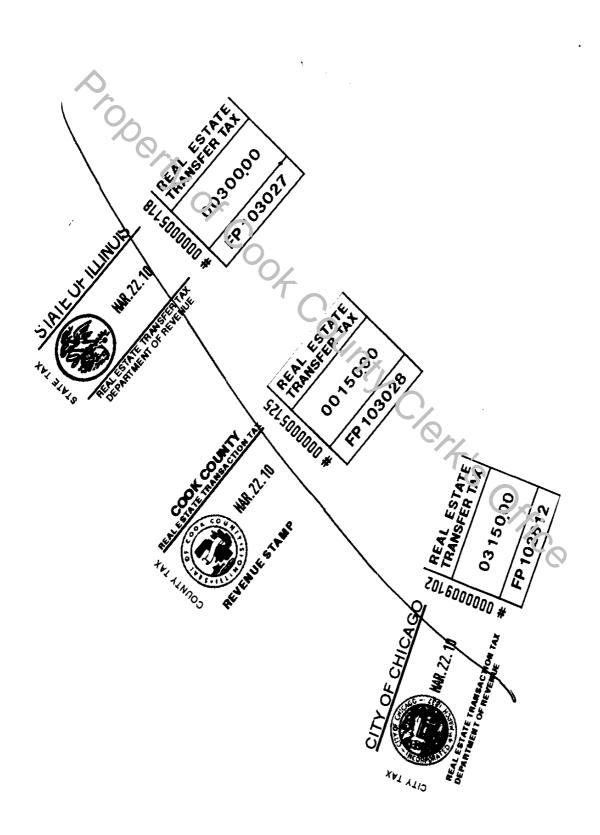
And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

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1008335035D Page: 3 of 3

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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 _______ day of March, 2010.

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

Manager

THIS INSTRUMENT WAS PREPAREL BY:

Hauselman, Rappin & Olswang, Ltd.

39 South LaSalle Street Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF LOTE

I, DINCHOLD WELL, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Joseph Chickello 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 too 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

day of March, 2010

Notary Public