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Doc#: 1009533061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2010 09:44 AM Pg: 1 of 3

THIS DEED WAS PREPARED BY:
MATTHEW B. BROTSCHUL
BROTSCHUL POTTS LLC
230 W. MONROE, SUITE 230
CHICAGO, IL 60606

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

David L. Goldstein & Associates, L.L.C.
35 East Wacker Drive
Suite 650
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of March 25, 2010, from **Scherston Real Estate Investments, LLC, an Illinois limited liability company**, having an address of 932 W. Randolph, Chicago, Illinois 60607 ("Grantor"), to **MPS COMMUNITY 1, LLC, an Illinois limited liability company**, having an address of 120 S. LaSalle, Unit 1850, Chicago, IL 60603 ("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, RELASE, 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 its successors and assigns in Fee Simple forever.

The Real Property does not constitute homestead property and is being sold "as is, where is" with absolutely no representations or warranties of any sort (other than those specifically set forth in this Indenture).

Box 400-CTCC

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38

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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:

**Scherston Real Estate Investments, LLC,
an Illinois limited liability company**

By: 
Joseph Plahm, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

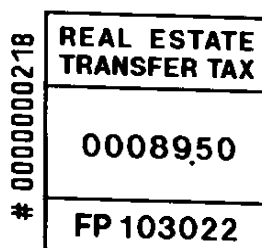
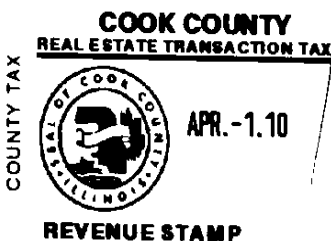
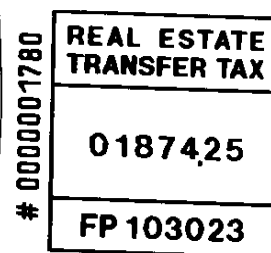
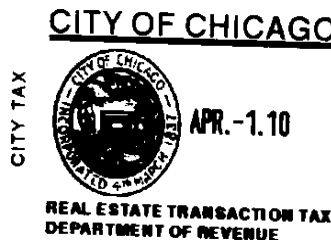
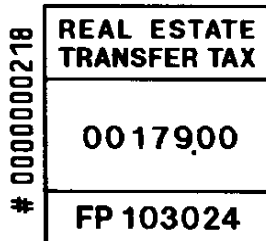


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, JOSEPH PLAHM, the authorized signatory of SCHERSTON REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 23 day of March, 2010.


Notary Public

My commission expires on 03/20, 2012



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EXHIBIT A

LEGAL DESCRIPTION

UNITS 7543-1, 7543-2, 7543-3, 7545-1, 7545-2 AND 7545-3 IN THE 7543-45 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL

ESTATE:

LOTS 16 AND 17 IN BLOCK 3 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0729203071 AND AS AMENDED FROM TIME TO TIME, TOGETHER

WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7543-45 S. Phillips, Chicago, IL

PIN: 21-30-301-027-1001

21-30-301-027-1002

21-30-301-027-1003

21-30-301-027-1004

21-30-301-027-1005

21-30-301-027-1006

All future tax bills shall be sent to:

MPS Community 1, LLC

120 S. LaSalle

Suite 1850

Chicago, IL 60603