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Prepared by:

J. Joseph Little, Esq. 221 N. LaSalle Street **Suite 1158** Chicago, Illinois 60601

Doc#: 1025118055 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 09/08/2010 02:59 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE CRANTOR, 1567 Maple Development Corp., an Illinois corporation, whose address is 2708 Frant Street, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and POTARY INTERNATIONAL TRANSFERS to whose address is 1570 Elmwood Avenue #1405, Evanston, IL 60201 the following described Real Fst are situated in the County of Cook in the State of Illinois, to wit

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address:

1570 Elmwood

Unit 1405

and Parking Unit G-336 G-337

Evanston, Illinois

5-35

BOX 15

P.I.N.:

11-18-310-010-0000

11-18-310-011-0000

11-18-210-025-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.

HELLY KATIONAL TITLE | 1010822

Dated: August 26, 2010

1567 MAPLE DEVELOPMENT CORP.

Name: Robert D. Horner

President

Send Future Tax Bills To:

Rotary International Clo Cushman + Wakefield 1560 Sherman Aug Evanston, IL 60201 After Recording, send to:

Charles R Staley 29 S. LaSalle St. Suite 950 Chicago, IL. 60603

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SPECIAL WARRANTY DEED: 1567 MAPLE DEVELOPMENT CORP. UNIT 1405

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENCTH HEREIN.

STATE OF ILLINOIS

COUNTY OF COOK

STATE OF ILLINOIS

SEP.-8.10

0059300 REAL ESTATE TRANSFER TAX FP 102809 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Horner, as President of 1567 Maple Development Corp., personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of 20 10

OFFICIAL SEAL UCILLE ANN LI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5-22-2012

Notary Public

CITY OF EVANSTON 024204

Real Estate Transfer Tax PAID SEP 3 - 2018

City Clerk's Office

Agent

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UNOFFICIAL COPY FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010

011010823

CHF

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 1570 ELMWOOD AVE. UNIT 1405

EFFECTIVE DATE: July 26, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: PARCEL 1:

UNIT NUMBER 1405 AND PARKING SPACE G-336 AND G-337 IN THE WINTHROP CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEI 1:

LOT 1 IN WHELLER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCAPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAIDLOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LCT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, 1/3/ NSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLIN/3/;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DAT 3D FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOCK 5336 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 53 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOV NSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS;

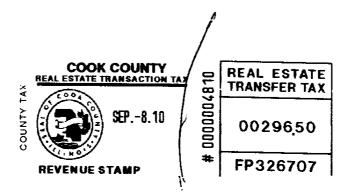
SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERUIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0919734081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-35, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.



11:20:24