



Doc#: 1121631031 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2011 02:40 PM Pg: 1 of 2

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

8-2 (E2)
GIT

4406449 (1/2)

THE GRANTOR, In/Site Investment Group, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, by the Grantees, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEEES, Stephanie Wagner and Ian Smithdahl, wife and husband, not as joint tenants or as tenants in common, but as tenants by the entirety and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Lot 50 in Block 1 in Bickerdikes Addition to Irving Park, a Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of that part lying South of Elston Avenue of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns, FOREVER

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor,

subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements and building lines of record, (v) encroachments (provided such do not materially adversely affect the intended use of the purchased home; (vi) the Municipal Code of the City of Chicago; (vii) public, private and utility easements of record (provided such do not materially adversely affect the intended use of the purchased home); (viii) liens and matters of title over which the title company is willing to insure without cost to grantees; and (ix) acts done or suffered by grantees

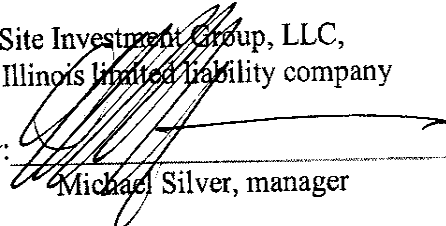
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants by the entirety forever.

PIN: 13-23-201-033-0000
 Address of Real Estate: 3938 North St. Louis, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed this 1 day of August, 2011


In/Site Investment Group, LLC,
 an Illinois limited liability company

By: 
 Michael Silver, manager

State of Illinois)
) ss
 County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael Silver, manager of In/Site Investment Group, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of August, 2011.


 Notary Public
 My commission expires: _____



This instrument was prepared by:
 Daniel R. Bronson
 Bronson & Kahn LLC
 150 North Wacker Drive, Suite 1400
 Chicago, Illinois 60606

Record and Mail to:
 John J. Zachara
 John Zachara, Ltd.
 36 South LaSalle, Suite 505
 Chicago, Illinois 60603

Send Subsequent Tax Bills to:
 Stephanie Wagner
 Ian Smithdahl
 3938 North St. Louis
 Chicago, Illinois 60618

REAL ESTATE TRANSFER 08/01/2011



CHICAGO: \$3,150.00
CTA: \$1,260.00
TOTAL: \$4,410.00 ✓

13-23-201-033-0000 | 20110801600062 | YGXP3X

REAL ESTATE TRANSFER 08/01/2011



COOK \$210.00
ILLINOIS: \$420.00 ✓
TOTAL: \$630.00

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