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Doc#: 1202534051 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2012 11:30 AM Pg: 1 of 5

se only

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE, dated as of December 5, 2011, between **SWAN CAPITAL, LLC**, an Illinois limited liability company, party of the first part, and **116 E OAK LLC**, an Illinois limited liability company created, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto and made a part hereof).

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Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto and made a part hereof, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part 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 the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any

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This instrument was prepared by:


Michael D. Rothstein, Esq.
Dykema Gossett PLLC
10 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606



AFTER RECORDING MAIL TO:

Warren S. Laski
1751 W. Surf
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

116 E Oak LLC
c/o Structure Management Midwest, LLC
908 N. Halsted
Chicago, IL 60642

| | |
|---|----------------------|
| REAL ESTATE TRANSFER | 01/25/2012 |
|  | CHICAGO: \$55,725.00 |
| | CTA: \$22,290.00 |
| | TOTAL: \$78,015.00 |
| 17-03-204-054-0000 20111101602552 MR8872 | |

| | |
|---|----------------------|
| REAL ESTATE TRANSFER | 01/25/2012 |
|  | COOK \$3,715.00 |
|  | ILLINOIS: \$7,430.00 |
| | TOTAL: \$11,145.00 |
| 17-03-204-054-0000 20111101602552 VNS245 | |

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 20 FEET OF THE WEST 60 FEET OF LOT 21 IN COLLINS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 8 FEET OF SAID EAST 20 FEET TAKEN FOR AN ALLEY, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2011 and subsequent years not yet due and payable;
2. Agreement recorded as Document 651203, for a party wall on the West Line Property; and
3. Agreement recorded as document 116783, for a part wall on the East Line Property.

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