

# UNOFFICIAL COPY



Doc#: 1205204157 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/21/2012 11:43 AM Pg: 1 of 4

This Instrument Prepared By:  
Lauren M. Schultz, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph, Suite 500  
Chicago, Illinois 60606

8866229 D2 SLE

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 2ND day of February, 2012, by **SCHERSTON REAL ESTATE INVESTMENTS, LLC**, an Illinois limited liability company (the "Grantor"), to and in favor of **SURFSUN, LLC**, an Illinois limited liability company (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois which is legally described on Exhibit A attached hereto and made a part hereof (the "Real Property") and commonly known as follows:

Permanent Real Estate Index Number: 17-30-111-067-0000

Address of Property: 2026 West Coulter Street, Chicago, Illinois 60608

TO HAVE AND TO HOLD the Real Property unto Grantee and Grantee's successors and assigns FOREVER.

Subject only to those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"). The Grantor will warrant and defend the Real Property described above against all persons lawfully claiming by, through or under Grantor, subject however, to the Permitted Exceptions.

**THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.**

AFTER RECORDING, MAIL & SEND SUBSEQUENT TAX BILLS TO:

SURFSUN, LLC, 28 E. JACKSON BLVD., SUITE 1020 #S183  
CHICAGO, ILLINOIS 60604

S Y  
P #  
S N  
SC Y  
INT Y

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

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

By: \_\_\_\_\_  
Name: Joe Chiariello  
Being an Officer of SCHERSTON REAL ESTATE INVESTMENTS, LLC

**THIS IS NOT HOMESTEAD PROPERTY**

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, Amy Camarena a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Chiariello, being an Officer of SCHERSTON REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2 day of Feb, 2012  
[Signature]  
Notary Public



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## EXHIBIT A



### LEGAL DESCRIPTION

LOT 20 IN BLOCK 3 IN REAPER ADDITION TO CHICAGO, IN PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Property: 2026 West Coulter Street, Chicago, Illinois 60608

P.I.N.: 17-30-111-067-0000

<b>REAL ESTATE TRANSFER</b>		02/14/2012
	<b>CHICAGO:</b>	\$412.50
	<b>CTA:</b>	\$165.00
	<b>TOTAL:</b>	\$577.50
17-30-111-067-0000   20111101600375   5CWW6Z		

<b>REAL ESTATE TRANSFER</b>		02/14/2012
	<b>COOK</b>	\$27.50
	<b>ILLINOIS:</b>	\$55.00
	<b>TOTAL:</b>	\$82.50
17-30-111-067-0000   20111101600375   8YREGL		

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## EXHIBIT B

### **SUBJECT TO:**

**Covenants, conditions and restrictions of record;**

**Public and utility easements;**

**Acts done by or suffered through Purchaser;**

**All special governmental taxes or assessments confirmed and unconfirmed; and**

**General real estate taxes not yet due and payable on the date hereof.**

Property of Cook County Clerk's Office