

UNOFFICIAL COPY



12102110310

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

Doc#: 1210211031 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2012 09:08 AM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

BRIDGETT HANDY
505 S. KENZIE, UNIT 3
CHICAGO, IL 60612

8886677 Dr DG 2 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of March 23, 2012, from **Scherston Real Estate Investments, LLC, an Illinois limited liability company**, having an address of 1199 E. Higgins Road, Schaumburg, Illinois 60173 ("Grantor"), to **BRIDGETT HANDY**, having an address of 3017 W. Walnut, Chicago, Illinois 60612 ("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, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Lake 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").

** a married woman*

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.

The Real Property is being transferred "as is" with no representations or warranties of any sort.

Box 400-CTCC

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SC Y
INTC ✓

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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: *Alex Dean*
Alex Dean, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ALEX DEAN, 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 21 day of March, 2012.

Amy Camarena
Notary Public

My commission expires on 5/3, 14



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EXHIBIT A

LEGAL DESCRIPTION


THAT PART OF THE WEST 82 1/2 FEET OF LOTS 19, 20 AND 21 IN BLOCK 3 IN P. W. SNOWHOOKS ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1886 AS DOCUMENT NUMBER 740757, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 19; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, 82.50 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 82.50 FEET OF SAID LOTS 19, 20 AND 21; THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 52.95 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE, 30.05 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 21 AFORESAID; THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST ALONG THE SOUTH LIEN OF LOT 21 AFORESAID, 82.50 FEET TO THE SOUTH WEST CORNER THEREOF; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF LOTS 19, 20 AND 21 AFORESAID 30.05 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF LOT 19 AFORESAID, 82.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS



PIN: 16-13-312-044-0000

Common Address: 805 S. Kedzie, Unit 3, Chicago, Illinois 60612

All future tax bills shall be sent to:

FRIDGETT HANDY
805 S. KEDZIE, UNIT 3
CHICAGO, IL 60612

REAL ESTATE TRANSFER		03/30/2012
	CHICAGO:	\$1,117.50
	CTA:	\$447.50
	TOTAL:	\$1,564.50
16-13-312-044-0000 20120301603437 ZR8Q5V		

REAL ESTATE TRANSFER		03/30/2012
	COOK:	\$74.50
	ILLINOIS:	\$149.00
	TOTAL:	\$223.50
16-13-312-044-0000 20120301603437 ASNPT4		