

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to LLC.)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 1211612187 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2012 02:44 PM Pg: 1 of 2

(The Above Space for Recorder's Use Only)

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Aff 60885

**THIS AGREEMENT**, made this 13th day of March, 2012, between Sheridan Acres Mobile Home Sales Corp., a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 820 Church Street, suite 200, Evanston, IL 60201, party of the first part, and Next Touhy, LLC, an Illinois Limited Liability Company, 400 Skokie Blvd., suite 800, Northbrook, IL 60062, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and \_\_\_\_\_ no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See following page for legal description of the real estate).

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, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 party of the second part, his/her/their heirs and assigns forever.

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, his/her/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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, and restrictions contained in the plat of subdivision recorded January 21, 1927 as document 952893, and (b) general property taxes and special assessments not yet due and payable for the year 2011 and subsequent years.

Permanent Real Estate Number(s): 10-34-205-020.

Address(es) of real estate: 4007  Touhy Ave., Lincolnwood, Illinois.  60712

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President, and attested by its Secretary, this 13th day of March, 2012.

Sheridan Acres Mobile Home Sales Corp.,

By: Barbara Procher  
President

Attest: Howard Berland  
Secretary

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Barbara Drescher personally known to me to be the President of Sheridan Acres Mobile Home Sales Corp., and Howard Berland, personally known to me to be the Secretary, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

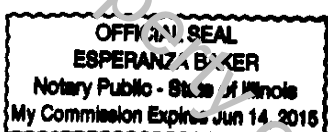
Given under my hand and official seal, this 13th day of March, 2012.

Commission expires

06-14 2015

*Esperanza Baker*

NOTARY PUBLIC



Legal Description:

**Lot 18 in Block 1 in Whitthold's second Addition to Kenilworth Highlands Subdivision, a Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois**

Prepared by: Brian A. Burak, Esq.  
1833 E. Crabtree Drive  
Arlington Heights, IL 60004

REAL ESTATE TRANSFER

04/20/2012



COOK \$146.00

ILLINOIS: \$292.00

TOTAL: \$438.00

10-34-205-020-0000 | 20120301601030 | CCRHM7

Return to: Levenfeld Pearlstein, LLC  
Two North LaSalle Street, Suite 1300  
Chicago, Illinois 60602  
Attention: Thomas G. Jaros, Esq.

Subsequent Tax Notices to:  
Next Touhy, LLC  
c/o Next Touhy, LLC  
400 Skokie Blvd., Suite 800  
Skokie, IL 60602