

# UNOFFICIAL COPY



Doc#: 1301541005 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/15/2013 10:05 AM Pg: 1 of 3

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

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

Mr. Luis Martinez, Esq. *M. A. Lopez*  
~~4111 West 63rd Street~~ *5432 South Hermitage*  
~~Chicago, IL 60629~~ *Chicago, IL 60609*

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of December 31, 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 **MIGUEL ANGEL LOPEZ, an unmarried man**, having an address of 5617 S. Trumbull, Chicago, Illinois 60629 ("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 Cook 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").

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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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: *Stanley Czerwien*  
Stanley Czerwien, authorized signatory

### ACKNOWLEDGEMENT

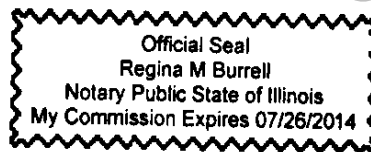
STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DeWage        )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, *Stanley Czerwien*, 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 28 day of December, 2012.



*Regina M Burrell*  
Notary Public

My commission expires on 7/26, 2014



REAL ESTATE TRANSFER		01/02/2013
	<b>CHICAGO:</b>	\$150.00
	<b>CTA:</b>	\$60.00
	<b>TOTAL:</b>	\$210.00

20-07-428-027-0000 | 20121201606312 | CJ2Z3J

REAL ESTATE TRANSFER		01/02/2013
	<b>COOK</b>	\$10.00
	<b>ILLINOIS:</b>	\$20.00
	<b>TOTAL:</b>	\$30.00

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## EXHIBIT A

LOT 12 IN BLOCK 2 IN BRUMMEL AND HEITMANN'S GARFIELD BOULEVARD ADDITION TO THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

*Ave.*

Property CKA: 5432 S. HERMITAGE, CHICAGO, ILLINOI 60609

PIN(s): 20-07-428-027-0000

All future tax bills shall be sent to:

Miguel A. Lopez  
5432 S. Hermitage  
Chgo IL 60609

Property of Cook County Clerk's Office