



THIS INSTRUMENT PREPARED BY:

Matthew Brotschul
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 230
Chicago, Illinois 60606

Doc#: 1302404016 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2013 08:51 AM Pg: 1 of 3

89 32432 DZ AY 1 OF 1

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Charles Izenstark, Esq.
Elka Geller Nelson & Associates
2711 N. Halsted
Chicago, Illinois 60614

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of January 18, 2013, from **Scherston Real Estate Investments, LLC, an Illinois limited liability company**, having an address of c/o 1199 E. Higgins Road, Schaumburg, Illinois 60173 ("Grantor"), to **JOSEPH BUCCI**, a single man, having an address of 5301 N. Ashland, Chicago, Illinois 60640 ("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 his successors and assigns in Fee Simple forever.

(remainder of page left intentionally blank)

Box 400-CTCC

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UNOFFICIAL COPY

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, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS

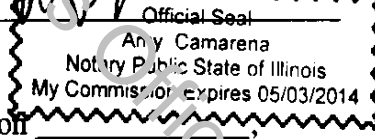
) SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Stanley Czerwien*, authorized signatory of *Scherston Real Estate Investments, LLC, an Illinois limited liability company*, appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the free and voluntary act of the companies described above for the purposes set forth herein.

Given under my hand and notarial seal this 11 day of January, 2013.


Notary Public



My commission expires on _____,

REAL ESTATE TRANSFER 01/16/2013



CHICAGO: \$232.50
CTA: \$93.00
TOTAL: \$325.50

14-08-412-031-1007 | 20121201606256 | C6WSL2

REAL ESTATE TRANSFER 01/16/2013



COOK \$15.50
ILLINOIS: \$31.00
TOTAL: \$46.50

14-08-412-031-1007 | 20121201606256 | 3KS0FP

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 203, IN THE MARGATE TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 40 FEET OF LOT 27 IN BLOCK 1 IN GEORGE K. SPOORS SUBDIVISION OF BLOCK 4 OF CONARROES RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF THE CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EAST 20 FEET OF LOT 26 AND THE WEST 20 FEET OF LOT 27 IN BLOCK 1 OF GEORGE K. SPOORS SUBDIVISION OF BLOCK 4 IN CONARROES RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25129106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

CKA: 850 W. Margate Terrace, Unit 203, Chicago, Illinois 60640

PIN: 14-08-412-031-1007

County Clerk's Office