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Doc#: 1306004002 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2013 08:42 AM Pg: 1 of 4

CT

This instrument prepared by:
PAUL T. SAHARACK, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street
Suite 3300
Chicago, Illinois 60601

After recording return to:
WARREN C. DULSKI, Esq.
Attorney at Law
4108 North Cicero Avenue
Chicago, Illinois 60641

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

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This Indenture, made as of the 21 day of December, 2012, between **3201 S. WALLACE, LLC**, an Illinois limited liability company, having an address at 3201 South Wallace Street, Chicago, Illinois 60616 ("Grantor") and **EDWARD WANG**, having an address at 3201 South Wallace Street, Chicago, Illinois 60616 ("Grantee"),

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **conveys and warrants** specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: 3201 South Wallace Street, Chicago, Illinois 60616
PINS: 17-33-112-001; 17-33-112-002

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

3201 S. WALLACE, LLC, an Illinois limited liability company

By: JERROLD J. SCHWARTZ REVOCABLE TRUST DATED 8-14-95
Its: Member/Manager

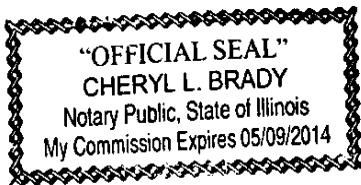
By: Jerrold J. Schwartz, Trustee
JERROLD J. SCHWARTZ, Trustee



STATE of ILLINOIS)
) SS
COUNTY of COOK)


I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerrold J. Schwartz, Trustee of the Jerrold J. Schwartz Revocable Trust, the Member/Manager of 3201 S. Wallace, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21ST day of December 2012.

[Signature]
Notary Public



REAL ESTATE TRANSFER	02/21/2013
 COOK	\$287.50
 ILLINOIS:	\$575.00
TOTAL:	\$862.50

REAL ESTATE TRANSFER	02/21/2013
 CHICAGO:	\$4,312.50
CTA:	\$1,725.00
TOTAL:	\$6,037.50

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EXHIBIT "A"

LEGAL DESCRIPTION

3201 SOUTH WALLACE STREET
CHICAGO, ILLINOIS 60616

LOTS 8, 9, AND 10 IN BLOCK 3 IN THE SUBDIVISION OF JOHN M. WILSON OF SUB BLOCKS 1 AND 3 IN JUDD AND WILSON'S SUBDIVISION OF BLOCK 6 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-33-112-001; 17-33-112-002

PLEASE MAIL TAX BILLS TO:

Edward Wang
3201 S. Wallace St.
Chicago, IL 60616

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable.
2. Acts of Purchaser and/or their agents.
3. Existing unrecorded Leases and all Rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.

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