

UNOFFICIAL COPY

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



Doc#: 1309126126 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2013 01:53 PM Pg: 1 of 3

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

MARC SCHERSTON
212 N JEFFERSON #401
CHICAGO IL 60601

8932526 DZ AY Z OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of March 19, 2013, from **Scherston Real Estate Investments, LLC, an Illinois limited liability company**, having an address of 1199 E. Higgins Road, Schaumburg, Illinois 60173 ("Grantor"), to **SARAH L. BROWN, a(n) individual**, having an address of 5514 S. Wolcott, Chicago, Illinois 60636 ("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.

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.

Box 400-CTCC

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GRANTOR:

**Scherston Real Estate Investments, LLC,
an Illinois limited liability company**

By:

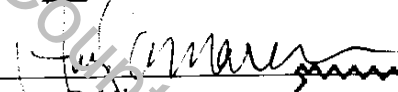

Joe Chiariello, authorized signatory

ACKNOWLEDGEMENT

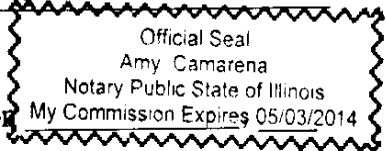
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, JOE CHIARIELLO, 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 18 day of March, 2013.


Notary Public

My commission expires on



REAL ESTATE TRANSFER 03/19/2013



CHICAGO: \$662.50
CTA: \$345.00
TOTAL: \$1,207.50

16-13-312-044-0000 | 20130301604107 | Q15FR5

REAL ESTATE TRANSFER 03/19/2013



COOK \$57.50
ILLINOIS: \$115.00
TOTAL: \$172.50

16-13-312-044-0000 | 20130301604107 | CW3MD7

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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, 31.92 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 19, 30.27 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, PERPENDITULAR TO THE LAST DESCRIBED LINE, 0.64 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 19, 52.24 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOTS 19, 20 AND 21; THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG SAID LAST DESCRIBED WEST LINE, 21.67 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 19 AFORESAID, 82.50 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 82.50 FEET OF SAID LOTS 19, 20 AND 21; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, ALONG SAID LAST DESCRIBED EAST LINE, 21.03 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Property CKA: 803 S. Kedzie Avenue, Unit 2 Chicago, Illinois 60612

PIN(s): 16-13-312-044-0000

All future tax bills shall be sent to:
Sarah L/ Brown

803 S. Kedzie Avenue, Unit 2
Chicago, Illinois 60612