

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporate to Individual)  
(Illinois)

### THE GRANTORS:

Stone Financing, LLC., a Delaware limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State where the following described real estate is located, party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS TO:

W Anthony Cirincione and Karen Kaul,  
husband and wife, as joint tenants

the GRANTEES, party of the second part, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED.

Permanent Real Estate Index Number: 10-11-307-045-0000  
Address(es) of Real Estate: 2333 Crawford Avenue, Evanston, IL 60201

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions, restrictions and covenants of record; (d) Zoning laws and ordinances; (e) Easements to public utilities and easements of record; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

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, 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby and said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

(SIGNATURE EXECUTED ON NEXT PAGE)

CITY OF EVANSTON 028442

Real Estate Transfer Tax  
City Clerk's Office

PAID OCT 24 2014

AMOUNT \$ 110.00

Agent LB

STEWART TITLE  
800 E. FULL ROAD  
SUITE 100  
NAPERVILLE, IL 60563



Doc#: 1430818101 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2014 02:52 PM Pg: 1 of 3

### REAL ESTATE TRANSFER TAX

28-Oct-2014



COUNTY: 161.00  
ILLINOIS: 322.00  
TOTAL: 483.00

10-11-307-045-0000 | 20141001637675 | 0-066-124-928

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, and attested by its \_\_\_\_\_, this 9 day of Oct, 2014

(Affix corporate seal here)

*Randall Ramirez*  
\_\_\_\_\_  
**Randall Ramirez**  
Assistant Secretary  
By: \_\_\_\_\_  
Assistant Secretary

Attest: \_\_\_\_\_

STATE OF Texas )  
COUNTY OF Harris )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Randall Ramirez, personally known to me to be the Assistant Secretary of the Corporation who is the grantor, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of said corporation, 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 Vice President and Assistant Secretary they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, 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 9th day of October, 2014

Commission expires \_\_\_\_\_

*Farheen Khursmid*  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: John J. Tatoes  
Law Offices of Tatoes, Foley & Associates, LLC  
321 North Wacker Dr, Suite 1301  
Chicago, IL 60654

Mail to: Lee Padgitt  
500 Green Bay Rd. #100  
Winnetka IL 60093

Send Subsequent Tax Bills To:  
Karen Kowl  
409 Lake St.  
Wilmette IL 60091

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## Exhibit A - Legal Description

LOT 3 IN HALLMARK RESUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 3 (EXCEPT THE WEST 10.0 FEET THEREOF TAKEN FOR WIDENING THE STREET) IN THE HIGHLANDS EVANSTON-LINCOLNWOOD SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office