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Doc#: 1531410066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/10/2015 03:50 PM Pg: 1 of 3

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Property of Cook County Clerk's Office

2/3

Special Warranty Deed

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

EXHIBIT A

LEGAL DESCRIPTION:

LOT 4 IN FINAL PLAT OF ASBURY RIDGE RESUBDIVISION, RECORDED ON MAY 24, 2004 AS DOCUMENT NO. 0414534114, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 AND PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1244 DRYDEN PLACE, EVANSTON, IL 60201

PIN: 11-18-325-023-0000

S Y
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INT Y

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THIS INDENTURE, made November 3, 2015, between **DRYDEN PARTNERS, LLC** an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**") whose address is 345 Sherman Ave., Evanston IL 60202 and **Binbin Deng, a married man**, ("**Grantee**").

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, known as 1244 Dreyden Place, Evanston situated in the County of Cook, State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto.

PIN 11-18-325-023-0000

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances of record, specifically, taxes not yet due or owing for 2015.

[Signature page follows]

REAL ESTATE TRANSFER TAX

09-Nov-2015



COUNTY:	537.50
ILLINOIS:	1,075.00
TOTAL:	1,612.50

