UNOFFICIAL CO

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

A COORTINATION OF THE PROPERTY Special Warranty Deed Atterneys' Title Guaranty Fund, Inc. 1 St. Wester On, STE 2400

Chicago, JL 50006-4650 AttraSearc's 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 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 AND PART OF THE SOUTHWEST 1/4 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

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SPECIAL WARRANTY DEED

THIS INDENTURE. made 3, November 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").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten

This space reserved for Recorder's use only.

(\$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, Alienteest in the real estate, knowns 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 of 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 ES	REAL ESTATE TRANSFER TAX		
		COUNTY:	537.50
		ILLINOIS:	1,075.00
		TOTAL:	1,612.50
11-18-3	11-18-325-023-0000 20151101641174		

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

Prepared By: Jodiann N. Pater Attorney at Law 824 S Scoville Oak Park IL 60304 DRYDEN PARTNERS, LLC, an Illinois limited liability company

Name: Ululan

Its: Managing Member

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William R. James, managing member of DRYDEN PARTNERS LLC and personally known to me to be the and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Granter, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this $\partial 3$ day of November, 2015.

OFFICIAL SEAL
MARLENA WYGOCKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/08/19

Notary Public

After Recording Send Deed To:

RANTHA LAW GROUP, PC 700 COMMERCE DR STE 500 OAK BROOK, IL 60523 Send Subsequent Tax Bills to:

1244 DRYDEN PLACE EVANSTON, IL 60202

CITY OF EVANSTON

029709

Real Estate Transfer Tax City Clerk's Office

PAI

MOUNT'S 5,375

Agent