

OFF-1708591  
1 of 2

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**This document prepared by:**

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Doc#. 1805101073 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2018 10:43 AM Pg: 1 of 3

Dec ID 20180101688182  
ST/CO Stamp 0-770-292-256 ST Tax \$1,375.00 CO Tax \$687.50

**After recording send to:**

John J. Zachara  
Attorney at Law  
53 W. Jackson Blvd, Suite 640  
Chicago, IL 60604

**Send subsequent tax bills to:**

Uma Amuluru and John Theis  
820 Sheridan Road  
Evanston, Illinois 60202

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made and entered into this 31 day of January, 2018, by and between EP SFR II, LLC- 417 C SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY, whose address is 5301 Dempster Street, Suite 300, Skokie, Illinois 60077 ("Grantor) and UMA AMULURU AND JOHN THEIS, husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety (the "Grantees").

KENNETH

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantees the following described real estate, situated and being in the City of Chicago, County of Cook, State of Illinois:

SEE EXHIBIT "A" ATTACHED

PIN: 11-30-107-031-0000  
COMMONLY KNOWN AS: 820 Sheridan Road, Evanston, Illinois 60202

*\*this is not a homestead property*

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantees, their heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantees that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

(SIGNATURE PAGE FOLLOWS)



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## EXHIBIT "A"

### PARCEL 1:

LOT 4 (EXCEPT THE SOUTH 1 FOOT THEREOF, NORTH AND ADJOINING LOT 14), IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) AND OF THE EAST 1/2 OF VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8, AND 9 IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 14, LYING EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE, OF SAID LOT, 12 FEET 6-1/4 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT, TO A POINT IN THE SOUTH LINE OF SAID LOT, 13 FEET 1-1/4 INCHES WEST OF THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREET) AND OF THE EAST 1/2 OF VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8, AND 9

IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF THE SOUTH 1 FOOT OF LOT 4 NORTH AND ADJOINING LOT 14 AND SITUATED BETWEEN THE EAST AND WEST LINES EXTENDED NORTH OF THAT PART OF LOT 14, LYING EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 14, 12 FEET 6-1/4 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT 14, TO A POINT IN THE SOUTH LINE OF LOT 14, 13 FEET 1-1/4 INCHES WEST OF THE SOUTHEAST CORNER OF SAID LOT 14, ALL IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) AND OF THE EAST 1/2 OF THE VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8, AND 9 IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-19-405-022-0000

Address: 820 Sheridan Road, Evanston, Illinois 60202