# **UNOFFICIAL COPY**

Proper Title, LLC 1530 E. Dundee Rd. Ste. 250 Palatine, IL 60074

THIS DOCUMENT WAS PREPARED BY:

Brown, Udell, Pomerantz & Delrahim, Ltd. Peter N. Isaac, Esq. 225 W. Illinois Street, Suite 300 Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Crystal L. Siver, Attorney at Law 1155 Willow Land Northbrook, Illinois 60062

MAIL SUBSEQUENT TAX BILLS TO:

Evancton IL 60202

[This space reserved for recording data.]

Doc#. 1934308122 Fee: \$98.00

Cook County Recorder of Deeds

Dec ID 20191101648711

Date: 12/09/2019 11:27 AM Pg: 1 of 4

ST/CO Stamp 1-125-726-560 ST Tax \$84.00 CO Tax \$42.00

Edward M. Moody

Pt19-53380 loft

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this <u>30</u> day of November, 2019, by NSNO 2122 LLC, an Illinois limited liability company (the "Grantor"), having an office at 225 W. Illinois Street, Suite 300, Chicago, Illinois, to SERGIO HERRERA (the "Grantee"), having an office at 223 Custer Street, Unit 1G, Evanston, Illinois.

## **WITNESSETH:**

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does *GRANT*, *REMISE*, *RELEASE*, *ALIEN*, *SELL AND CONVEY* unto the Grantee and its successors and assigns *FOREVER*, all of the real estate, situated in the County of Cook and State of lilinois and legally described on <u>Exhibit A</u> attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "**Property**").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

NSNO 2122 LLC,

an Illinois limited liability company

Ву: \_\_

Name: Peter N. Isaac Its: Authorized Agent

STATE OF ILLINOIS

**COUNTY OF COOK** 

SS:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PETER N. ISAAC, as Authorized Agent of NSNO 2122 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said or ficer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this,

day of November, 2019.

Notary Public

OFFICIAL SEAL
ERIN L. MARKLEY
Notary Public State of Illinois
My Commission Expires 11/10/2022

030761

CITY OF EVANSTON

Real Estate Transfer Tax

PAID NOV 1 9 2019 AMOUNTS

420'00

Agent\_\_\_\_

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#### EXHIBIT A TO DEED

## **LEGAL DESCRIPTION**

LOT 7 IN BLOCK 4 IN J.S. HOVLAND EVANSTON SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2122 Emerson Street, Evanston, Illinois 60201 14-0000

Coot County Clert's Office

PIN: 10-13-116-064-0000

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### EXHIBIT B TO DEED

# PERMITTED EXCEPTIONS

- 1. The lien of taxes for the years 2019 and thereafter;
- 2. Public and quasi-public utilities, if any.

