

UNOFFICIAL COPY

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

Doc#: 1934308122 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/09/2019 11:27 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

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

Dec ID 20191101648711

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

~~AFTER RECORDING RETURN TO:~~

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

MAIL SUBSEQUENT TAX BILLS TO:

Sergio Herrera
223 Custer Ave #1G
Evanston IL 60202

PT9-53380 lot1 [This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 30 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 Illinois and legally described on **Exhibit A** 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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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

PIN: 10-13-116-004-0000

Property of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office