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Doc#: 2119646289 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 11:32 AM Pg: 1 of 3

This document was prepared by:
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Dec ID 20210601685905
ST/CO Stamp 1-325-268-240 ST Tax \$1,282.50 CO Tax \$641.25
City Stamp 1-328-962-832 City Tax: \$13,466.25

After recording return to:
Steven M. Zuckerman
Rosenson & Zuckerman LLC
19 South LaSalle Street, #900
Chicago, Illinois 60603

Mail tax bills to:
Daniel B. Schulson
Danielle P. Schulson
2702 N. Racine Ave
Chicago, Illinois 60614

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

LAWRENCE J. FELLER and ELLEN B. ROTHENBERG, husband and wife (collectively, "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DANIEL B. SCHULSON and DANIELLE P. SCHULSON, husband and wife, as tenants by the entirety (collectively, "Grantee"), all interest in the following real estate situated in the County of Cook and State of Illinois, which is described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise subject, however, to: covenants, conditions and restrictions of record, public and utility easements; act done by or suffered through Grantee, all special governmental taxes or assessments confirmed and unconfirmed and general real estate taxes for 2020 2nd installment subsequent years.

[signature page to follow]

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EXHIBIT A
LEGAL DESCRIPTION

LOT 5 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF BLOCK 8 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2702 N. Racine Avenue, Chicago, Illinois 60614

PIN(s): 14-29-306-037-0000

Property of Cook County Clerk's Office