

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*Call 8285946*  
*Hoygen*  
*help*

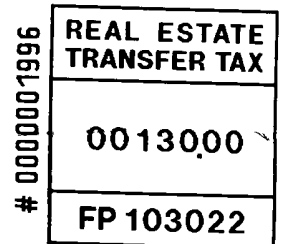
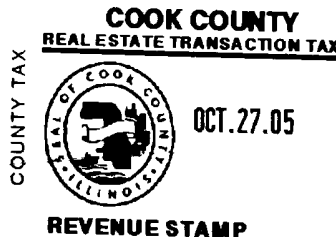
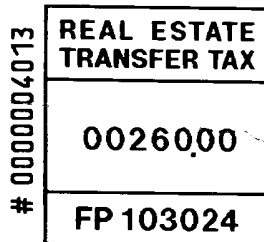
P & H Plating Company, Inc., an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Milwaukee Property Investment Corp., an Illinois corporation ("Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantees that certain tract of real property located in the City of Chicago, State of Illinois, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantees, each of their heirs, executors, administrators, legal representatives, successors and assigns forever, free and clear of all liens, claims and encumbrances except as herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees, each of their heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in Exhibit B attached hereto and made a part hereof to the extent that any of such matters are valid, enforceable and still applicable to the Property

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Doc#: 0530120120 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2005 01:23 PM Pg: 1 of 4




Box 400-CTCC

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed this 26 day of October, 2005.

GRANTOR:  
P & H Plating Company, Inc., an  
Illinois corporation

By:   
Printed Name: JEFFREY L. PYTLARZ  
Its: PRESIDENT

PLEASE MAIL SUBSEQUENT TAX BILLS  
TO:

AFTER RECORDING, PLEASE RETURN  
TO:

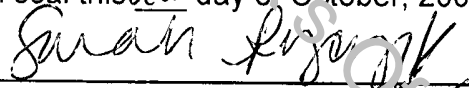
Milwaukee Property Investment Corp.  
4941 N. Kedzie  
Chicago, IL 60625

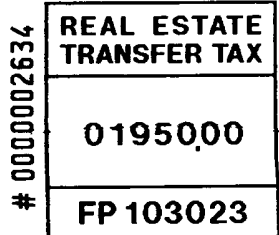
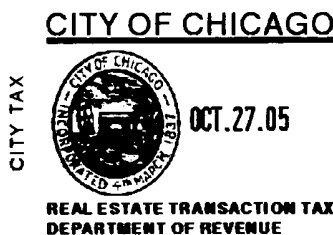
Akrum Zanayed, Attorney at Law  
8550 South Harlem, Suite G  
Bridgeview, IL 60455

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned Notary Public, do hereby certify that on the 26 day of October, 2005, Jeffrey Pytlarz, as president of P & H Plating Company, Inc., an Illinois corporation, personally appeared before me and being first sworn by me acknowledged that he/she signed the foregoing document in his/her capacity therein set forth and declared that the statements therein contained are true.

GIVEN under my hand and notarial seal this 26 day of October, 2005.

  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 IN S.E. GROSS' SECOND "UNDER DEN LINDEN" ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 3 AND 4 IN BRANDS SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 13-26-202-010-0000

COMMON ADDRESS: 3435 WEST BELMONT AVENUE, CHICAGO, ILLINOIS 60618

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD
2. PUBLIC AND UTILITY EASEMENTS
3. EXISTING LEASES AND TENANCIES
4. SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED
5. UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS
6. GENERAL REAL ESTATE TAXES FOR THE YEAR 2004 AND ALL SUBSEQUENT YEARS