

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Dean J. Papadakis
Kaplan Papadakis & Gournis, P.C.
180 N. LaSalle Street, Suite 2108
Chicago, Illinois 60601

AND AFTER RECORDING RETURN TO:

Gary L. Plotnick
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street, Suite 1910
Chicago, Illinois 60601



Doc#: 0900733044 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/07/2009 09:30 AM Pg: 1 of 5

SAL6270207-D2-TMS (40410)

SPECIAL WARRANTY DEED

This conveyance by Special Warranty Deed, made as of **December 23, 2008**, from **1482 MILWAUKEE, LLC**, an Illinois limited liability company ("Grantor") to **MILWAUKEE HONORE RETAIL, LLC**, an Illinois limited liability company ("Grantee").

Witnesseth, that Grantor, for and in consideration of Ten Dollars and no cents (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby Convey unto Grantee, and its successors and assigns forever, all of that certain real estate situated in the County of Cook, State of Illinois known as 1480-84 North Milwaukee Avenue, Chicago, Illinois with Parcel Identification Numbers of 17-06-208-001-0000 and 17-06-208-002-0000 and described in **Exhibit A** attached and incorporated hereto (the "Property"), and all of the estate, right, title, interest, claim or demand whatsoever in and to the Property, with the hereditament and appurtenances thereto.

To have and to hold the Property unto Grantee, and to its successors and assigns in fee simple forever. And Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree to and with Grantee, and its successors and assigns that it has not done or caused to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein provided; and that it will warrant and defend, the title and quiet possession of the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations, and other exceptions of record described in the Pro Forma Title Policy Issued by Chicago Title Insurance Company as **Exhibit B** attached and incorporated hereto.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed as of this 23rd day of December, 2008.

GRANTOR:

1482 MILWAUKEE, LLC,
an Illinois limited liability company

By: Chris Kamberis

Name: Chris T. Kamberis, as Trustee of the
Chris Kamberis Revocable Living
Trust Under Agreement Dated
October 24, 2003, as Amended
From Time-To-Time

Its: Managing Member


Box 400-CTCC

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STATE OF ILLINOIS)
 COUNTY OF COOK) ss

I, CHRISTOPHER WUNDER, a Notary Public in and for said County, in the State aforesaid, certify that **CHRIS T. KAMBERIS**, as Trustee of the Chris Kamberis Revocable Living Trust Under Agreement Dated October 24, 2003, as Amended From Time-To-Time, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal, this 29 day of December, 2008.



 Notary Public



SEND TAX BILLS TO:
Mitnickel Home Retail, LLC
1250 N Paulina St.
Chicago IL 60622

STATE OF ILLINOIS

STATE TAX



DEC. 29. 08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010343

REAL ESTATE TRANSFER TAX
02475.00
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 29. 08


REVENUE STAMP

0000008417

REAL ESTATE TRANSFER TAX
01237.50
FP 103022

CITY OF CHICAGO

CITY TAX



DEC. 29. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000766

REAL ESTATE TRANSFER TAX
25987.50
FP 103023

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EXHIBIT A

LEGAL DESCRIPTION

Property of Cook County Clerk's Office



UNOFFICIAL COPYSTREET ADDRESS: 1480 ~~34 N. Milwaukee~~ ^{Exhibit "A"}

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-06-208-001-0000

\$ 17-06-208-002-0000

LEGAL DESCRIPTION:

PARCEL 1: LOTS 1, 2, AND 3 IN BLOCK 6 IN DAVID S. LEE'S ADDITION TO CHICAGO, (EXCEPT THE SOUTHWESTERLY 25.5 FEET OF SAID LOTS TAKEN BY THE METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY FOR RAILROAD PURPOSES) IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ACCESS EASEMENT AND DRIVE-THRU AND TRASH ENCLOSURE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER A PORTION OF LOTS 36, 37, 38, 39, AND 40 IN BLOCK 6 OF D.S. LEE'S ADDITION TO CHICAGO, AFORESAID, AS MORE PARTICULARLY SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT AGREEMENT DATED JUNE 28, 2000 AND RECORDED JULY 10, 2000 AS DOCUMENT NUMBER 00506687, IN COOK COUNTY, ILLINOIS

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EXHIBIT "B"

TAXES FOR THE YEAR(S) 2008 AND SUBSEQUENT YEARS

ENCROACHMENT OF ASPHALT PAVED AREA, LOCATED MAINLY ON THE LAND, OVER AND ONTO THE LAND SOUTHWESTERLY AND ADJOINING BY 0.83 TO 1.03 FEET AS DEPICTED ON SURVEY PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., DATED DECEMBER 17, 2007 AND LAST UPDATE AUGUST 27, 2008 AS ORDER NO. 06-75323.

PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTY EASTERLY AND ADJOINING THE LAND, REFERENCED ON THE WARRANTY DEED RECORDED AUGUST 31, 1973 AS DOCUMENT 26-88-728, AND THE TERMS, COVENANTS, AND PROVISIONS CONTAINED THEREIN.

TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

Property of Cook County Clerk's Office