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This Instrument Prepared by:
Jeffrey D. Friedman
The Friedman Law Firm, LLC
2116 Birchwood Lane
Buffalo Grove, IL 60089



Doc#: 1115218063 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2011 04:10 PM Pg: 1 of 4

Upon Recording, Return to:
Debra Foca
2439 Kuser Road
Hamilton, NJ 08690

Property Address:
344 East 63rd Street
Chicago, Illinois

P.I.N. 20-15-317-030-0000, 20-15-317-047-0000

SPECIAL WARRANTY DEED

Deed made as of this 26th day of May, 2011, by **SAL 63CAL, LLC**, an Illinois limited liability company (the "**Grantor**"), to **SV-1st Holdings, LLC**, an Illinois limited liability company (the "**Grantee**").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "**Property**"), together with the hereditaments and appurtenances pertaining to such Property and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor in and to such Property, **TO HAVE AND TO HOLD** the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

SAL 63CAL, LLC,
an Illinois limited liability Company

By: **SAL INVESTORS, LLC,**
an Illinois limited liability company
Its: **Manager**

By: RSV
Robert S. Qualkinbush, Managing Member

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 'A' IN THE PLAT OF CONSOLIDATION OF LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 6 IN DAVIDSON'S SUBDIVISION OF LOTS 7 AND 8 AND PART OF LOT 12 IN WILSON HEALD AND STEBBIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOT 25 AND THE SOUTH 20 FEET OF LOT 26 IN BLOCK 6 IN DAVIDSON'S SUBDIVISION OF LOTS 7 AND 8 AND PART OF LOT 12 IN WILSON HEALD AND STEBBIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. Real estate taxes for 2010 and subsequent years.
2. Lease made by SAL 63CAL, LLC, an Illinois limited liability company, to Moran Foods, Inc., a Missouri corporation, d/b/a Save A Lot, Ltd., a Memorandum of which was recorded January 24, 2011 as document 1102419035, demising the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said lessee..
3. The building located mainly on the land, encroaches over and onto property North and adjoining by approximately 0.16 feet as disclosed on a survey prepared by Professionals Associated Survey, Inc., dated October 22, 2010.
4. Rights of the public utilities and quasi-public utilities in and to access to maintain the overhead wires located along the South and West lines of the land as disclosed on a survey prepared by Professionals Associated Survey, Inc., dated October 22, 2010.