

# UNOFFICIAL COPY

This Instrument was prepared by:

Oppenheimer Wolff & Donnelly LLP  
3300 Plaza VII  
45 South Seventh Street  
Minneapolis, MN 55402



Return recorded deed to, and  
send subsequent tax bills to:

212 W. Van Buren LLC  
c/o Marc Realty LLC  
55 East Jackson Boulevard, Suite 500  
Chicago, IL 60604

Doc#: 1119416043 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2011 02:19 PM Pg: 1 of 4

NCS - 409587  
3 2 3

## SPECIAL WARRANTY DEED

THIS DEED, made this 7th day of July, 2011, by **RIVERSOURCE NY REO, LLC**, a New York limited liability company ("Grantor"), to **212 W. VAN BUREN LLC**, an Illinois limited liability company, whose address is c/o Marc Realty LLC, 55 East Jackson Boulevard, Suite 500, Chicago, Illinois 60604 ("Grantee").

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain tract or parcel of land, and all buildings and improvements located thereon, and all appurtenances thereto, lying and being in the County of Cook, State of Illinois, more particularly described as follows:

See attached Exhibit "A"

Tax Identification No.: 17-16-228-013-0000  
Common Address: 212 West Van Buren Street, Chicago, Illinois 60607

To have and to hold said property together with all privileges and appurtenances thereunto belonging to the said party of the second part in fee simple forever.

And the Grantor and its successors and assigns covenants with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything to impair or encumber such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming or to claim the same by, under or through Grantor, but not otherwise.

INT  
SCS  
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7/24/11  
4


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

FP 103042
0070675
REAL ESTATE TRANSFER TAX

# 0000002948


COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 12. 11  
REVENUE STAMP  
COUNTY TAX



FP 103037
0141350
REAL ESTATE TRANSFER TAX

# 0000003097

STATE OF ILLINOIS  
STATE TAX  
JUL. 12. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



Real Estate  
Transfer  
Stamp  
\$14,847.00  
Batch 3,215,152



City of Chicago  
Dept. of Revenue  
613260  
7/11/2011 14:16  
0700111



**UNOFFICIAL COPY****EXHIBIT A TO DEED**  
**LEGAL DESCRIPTION**

## PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

## PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

## PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOOMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

212 W. Van Buren St., Chicago IL

T24 No.: 17-16-228-93