

# UNOFFICIAL COPY

**PREPARED BY:**

Courtney E. Mayster  
Much Shelist  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606



Doc#: 1122040038 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2011 12:13 PM Pg: 1 of 3

**AFTER RECORDING RETURN TO:**

William S. Bazjanos  
Baugh Dalton Carlson & Ryan LLC  
55 West Monroe, Suite 600  
Chicago, Illinois 60607

8839928-D2-TMS (3 of 4)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 20<sup>th</sup> day of July, 2011 between **JWS CHARTER SPECIAL ASSETS LLC**, an Illinois limited liability company, formerly known as JWS Charter 3 LLC, whose address is 1144 West Fulton Street, Suite 210, Chicago, Illinois 60607 ("**Grantor**") to and in favor of **SOUTH SIDE HOLDINGS, LLC SERIES 6125 SOUTH INDIANA**, an Illinois limited liability company, whose address is 1977 North Royal Birkdale Drive, Vernon Hills, Illinois 60061 ("**Grantee**").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee and to his heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference 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, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to permitted exceptions described as follows: General Real Estate Taxes for the year 2010 and

Box 400-CTCC

SC  
INT

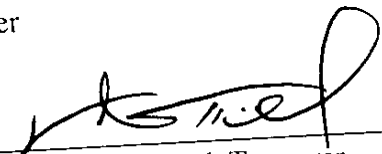
# UNOFFICIAL COPY

subsequent years; covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; acts done or suffered through Grantee.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by the undersigned the day and year first above written.

**JWS CHARTER SPECIAL ASSETS LLC**, an Illinois limited liability company

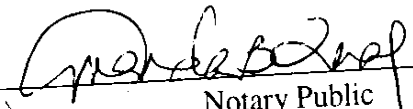
By: The Wolcott Group Inc., an Illinois corporation  
Its: Manager

By:   
Victor F. Michel, Treasurer

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Victor F. Michel, Treasurer of The Wolcott Group Inc., an Illinois corporation, a Manager of JWS Charter Special Assets LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company and corporation, for the uses and purposes set forth.

GIVEN under my hand and official seal this 20<sup>th</sup> day of July, 2011.

  
Notary Public



**SEND SUBSEQUENT TAX BILLS TO:**  
SOUTH SIDE HOLDINGS, LLC SERIES 6125 SOUTH INDIANA  
1977 North Royal Birkdale Drive  
Vernon Hills, Illinois 60061

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## EXHIBIT A

### LEGAL DESCRIPTION


THAT PART OF **Lot** 11, LYING WEST OF THE WEST LINE OF THE PUBLIC ALLEY SHOWN ON THE PLAT OF DEDICATION RECORDED 10/14/1910 AS DOCUMENT 4644550 IN BOOK 10251, PAGE 376 IN WILSON, HEALD AND STEBBINGS SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6125-37 SOUTH INDIANA, CHICAGO, ILLINOIS

PIN: 20-15-315-005-0000

STATE TAX

**STATE OF ILLINOIS**



JUL.21.11


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001642

REAL ESTATE TRANSFER TAX
01500.00
FP 103024

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUL.21.11


REVENUE STAMP

# 000001654

REAL ESTATE TRANSFER TAX
00750.00
FP 103022

CITY TAX

**CITY OF CHICAGO**



JUL.21.11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002883

REAL ESTATE TRANSFER TAX
15750.00
FP 103023