

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

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BTI-50/828002 AL LNT



Doc#: 1122010056 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2011 01:06 PM Pg: 1 of 5

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## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of July 29, 2011 between **416 WEST DEMING DEVELOPMENT, LLC**, a Delaware limited liability company whose address is c/o 3708 North Paulina Street, Chicago, Illinois 60613 ("Grantor") to and in favor of **OGDEN PARTNERS DEMING, LLC**, a Illinois limited liability company whose address is 333 S. Desplaines Street, #207, Chicago, Illinois 60661 (collectively, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its 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 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 Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and 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 the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

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SCY  
NT

CITY TAX

CITY OF CHICAGO



AUG.-5.11


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001581

REAL ESTATE TRANSFER TAX
21000.00
FP 102805

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG.-5.11

REVENUE STAMP

# 0000010235

REAL ESTATE TRANSFER TAX
01000.00
FP 102802

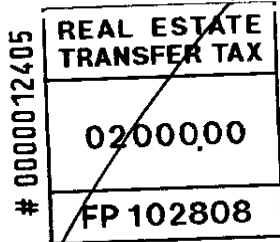
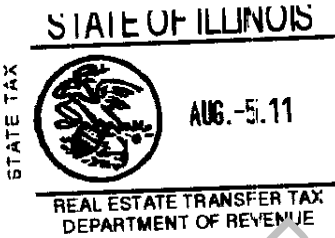
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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the day and year first above written.

**416 WEST DEMING DEVELOPMENT, LLC,**  
a Delaware limited liability company

By: Silverleaf Development Corporation,  
an Illinois corporation, its Manager

By: Scott R Borstein  
Name: Scott R. Borstein  
Title: President



STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT R. BORSTEIN as manager of 416 WEST DEMING DEVELOPMENT, LLC a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president of said company, 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, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of July 29th, 2011.



Hillie M Sempritt  
Notary Public

AFTER RECORDING RETURN TO:

mark ordover  
333 S. Des Plaines #207  
Chgo. IL 60661

MAIL SUBSEQUENT TAX BILLS TO:

MARK ORDOVER DEMING  
333 S. DESPLAINES #207  
CHICAGO, IL 60661

**UNOFFICIAL COPY****STREET ADDRESS:** 416-422 WEST DEMING**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-28-318-086-0000**LEGAL DESCRIPTION:****PARCEL 1:**

LOTS 43 AND 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 44 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 78.08 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID, SAID POINT BEING THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE CONTINUING NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 69.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 35.00 FEET TO THE SOUTHWESTERLY LINE OF THE 16.00 FOOT ALLEY AS SHOWN ON THE SUBDIVISION OF BLOCK 3 IN OUT-LOT "A" OF WRIGHTWOOD AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY EXTENSION, 10.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 10.76 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.43 FEET TO THE INTERSECTION WITH A LINE DRAWN 12.57 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 10.99 FEET TO THE INTERSECTION WITH A LINE DRAWN 21.75 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 6.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 5.81 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 48.17 FEET TO THE INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE 5.81 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS, EGRESS AND ACCESS EASEMENT DATED AUGUST 3, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425426051 FROM MISSIONARY SISTERS OF THE SACRED HEART-WESTERN PROVINCE TO EVEREST DEMING DEVELOPMENT, LLC, FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 1 IN HENRY PIPER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1915 AS DOCUMENT 5717969 IN PLAT BOOK 141, PAGE 4, AND THAT PART OF LOT 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 78.08 FEET TO THE INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID PARALLEL LINE, 5.81 FEET TO THE INTERSECTION WITH A LINE DRAWN 5.81 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG SAID PARALLEL LINE, 48.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT: THENCE CONTINUING NORTH 22 DEGREES 09 MINUTES 13

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SECONDS WEST, ALONG SAID PARALLEL LINE, 44.12 FEET TO THE NORTHERLY LINE OF LOT 1 AFORESAID; THENCE NORTH 67 DEGREES 45 MINUTES 54 SECONDS EAST, ALONG SAID NORTHERLY LINE, 29.25 FEET TO THE NORTHEASTERLY LINE OF LOT 1 AFORESAID, BEING ALSO THE SOUTHWESTERLY LINE OF A 16.00 FOOT PUBLIC ALLEY AS SHOWN ON THE SUBDIVISION OF BLOCK 3 IN OUT-LOT "A" OF WRIGHTWOOD AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY EXTENSION, 33.00 FEET TO THE INTERSECTION WITH A LINE DRAWN 10.76 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.43 FEET TO THE INTERSECTION WITH A LINE DRAWN 12.57 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 10.99 FEET TO THE INTERSECTION WITH A LINE DRAWN 21.75 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 6.76 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF THAT PART OF PARCEL 1 LYING IN LOT 43 AS CREATED BY AGREEMENT RECORDED APRIL 28, 1903 AS DOCUMENT 3382309 IN BOOK 8196 AT PAGE 347 FOR PRIVATE ALLEY AND FOR INGRESS AND EGRESS TO THE PUBLIC ALLEY LYING WEST AND ADJOINING OF LOTS 15 AND 16 IN THE SUBDIVISION OF BLOCK 3 OUT-LOT "A" OF WRIGHTWOOD AFORESAID.

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## EXHIBIT B

### PERMITTED EXCEPTION

1. GENERAL REAL ESTATE TAXES WHICH ARE NOT YET DUE OR PAYABLE AT THE TIME OF CLOSING.
2. ACTS BY, THROUGH OR UNDER GRANTEE.
3. PUBLIC, PRIVATE AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS.
4. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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