

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY:

Wildman, Harrold, Allen & Dixon LLP  
225 West Wacker Drive  
Chicago, Illinois 60606-1229  
Attention: David P. Resnick

Doc#: 1122929029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2011 11:31 AM Pg: 1 of 3

AFTER RECORDING RETURN TO:

MCZ Development Corp.  
1555 North Sheffield  
Chicago, Illinois 60642  
Attention: James Haft

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of August 15, 2011, between WICKER PARK PROPERTIES, INC., an Illinois corporation, having an address of 205 West Randolph Street, Suite 401, Chicago, Illinois 60606 ("Grantor"), to MCZ EVERGREEN, LLC, an Illinois limited liability company, having an address of c/o MCZ Development Corp., 1555 North Sheffield, Chicago, Illinois 60642 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or 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 hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all matters of record as of the date hereof.

[SIGNATURE PAGE FOLLOWS]

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

WICKER PARK PROPERTIES, INC.

By: [Signature]  
Name: KRZYSZTOF KARBOWSKI  
Its: PRESIDENT

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that KRZYSZTOF KARBOWSKI, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such PRESIDENT of Wicker Park Properties, Inc., an Illinois corporation, appeared before me 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 this 20<sup>th</sup> day of July, 2011.



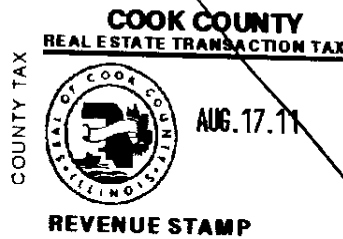
[Signature]  
Notary Public

My Commission Expires:

Mail Tax Statements to: MCZ Development  
Illinois 60642



REAL ESTATE TRANSFER TAX
0392300
FP 103037



REAL ESTATE TRANSFER TAX
0196150
FP 103042

City of Chicago  
Dept. of Revenue  
614376



Real Estate Transfer Stamp  
\$41,191.50

8/17/2011 10:59  
dr00764

Batch 3,413,687

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 18, 19, 20 AND 21 IN BLOCK 15 IN D.S. LEE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2147-51 W. Evergreen Avenue, Chicago, Illinois 60622

PIN: 17-06-120-003-0000  
17-06-120-004-0000  
17-06-120-005-0000  
17-06-120-006-0000

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