

UNOFFICIAL COPY



11280450140

Special Warranty Deed by  
a Limited Liability Company

Doc#: 1128045014 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2011 09:37 AM Pg: 1 of 3

(The space above for Recorder's use only)

**THE GRANTOR**, BBG 1848 N. WESTERN, LLC, 4753 N. Broadway, Chicago, IL 60640, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) Ten Dollars, in hand paid, and pursuant to these presents does REMISE, RELEASE, ALIEN AND CONVEY to **Aries Investors II, LLC**, an Illinois Limited Liability Company, of 520 W. Erie, Suite 330, Chicago, IL 60654, the following described Real Estate situated in Cook County, Illinois, commonly known as and legally described as.

**PROPERTY ADDRESS:** 1848 N. Western Avenue, Chicago, IL 60647  
**PIN:** 13-36-414-040-0000

LOT 5 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36) IN THE RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Permitted Exceptions listed in Exhibit A, attached hereto and made a part hereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

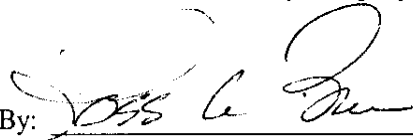
**P.N.T.N.**

C.F.  
C.C.  
3

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managers, ROSS A. BERMAN, this 17th day of August, 2011.

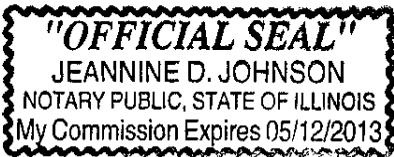
BBG 1848 N. WESTERN, LLC,  
an Illinois Limited Liability Company


By:   
ROSS A. BERMAN  
Its: One of its Managers

STATE OF ILLINOIS )  
                                  )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROSS A. BERMAN, personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of August, 2011.



  
NOTARY PUBLIC  
Commission expires 5-12-2013

This instrument was prepared by: <sup>Robert</sup> Di Silvestro & Associates, Attorneys at Law, 5231 N. Harlem Avenue, Chicago, IL 60656

**MAIL TO:**

Mr. Larry Byrne  
161 N. Clark Street, Suite 3100  
Chicago, IL 60601




**SEND SUBSEQUENT TAX BILLS TO:**

Aries Investors, LLC, an Illinois Limited Liability Company  
520 W. Erie, Suite 330  
Chicago, IL 60654

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**EXHIBIT A  
SPECIAL WARRANTY DEED  
1848 N. Western, Chicago, IL 60647  
PIN: 13-36-414-040-0000**

1. The lien of taxes for the second installment of the year 2010 and thereafter.
2. A survey by Preferred Survey, Inc., order no. 1194623 dated August 18, 2011 discloses that the edge of the overhang is 0.9 feet East of the East lot line.
3. Said survey also discloses that the building encroaches over the South lot line by 0.08 feet at the Southwest corner.
4. Said survey also discloses that the iron fence encroaches over the South lot line by 0.6 feet.
5. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through, or under the lessees.

<p style="text-align: center;"><b>CITY OF CHICAGO</b></p> <p style="text-align: center;">   <b>OCT.-7.11</b> </p> <p style="text-align: center;"> <b>CITY TAX</b>  <b>REAL ESTATE TRANSACTION TAX</b>  <b>DEPARTMENT OF REVENUE</b> </p>	# 0000020049	<p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center; font-size: 1.2em;">05250.00</p> <p style="text-align: center;">FP 103026</p>
<p style="text-align: center;"><b>STATE OF ILLINOIS</b></p> <p style="text-align: center;">   <b>OCT.-7.11</b> </p> <p style="text-align: center;"> <b>STATE TAX</b>  <b>REAL ESTATE TRANSFER TAX</b>  <b>DEPARTMENT OF REVENUE</b> </p>	# 0000002777	<p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center; font-size: 1.2em;">00500.00</p> <p style="text-align: center;">FP 103021</p>
<p style="text-align: center;"><b>COOK COUNTY</b></p> <p style="text-align: center;">   <b>OCT.-7.11</b> </p> <p style="text-align: center;"> <b>COUNTY TAX</b>  <b>REAL ESTATE TRANSACTION TAX</b>  <b>REVENUE STAMP</b> </p>	# 0000045595	<p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center; font-size: 1.2em;">00250.00</p> <p style="text-align: center;">FP 103025</p>