



Doc#: 1133942112 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2011 01:52 PM Pg: 1 of 3

Return to:
Howard Friedman
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Prepared by:
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2740 Smallman Street, Suite 300
Pittsburgh, PA 15222

SPECIAL WARRANTY DEED

MADE the 5th day of November, 2011 between LAND HOLDING, LLC, a Delaware limited liability company, ("Grantor"),

AND

13016818

BOX 15

6240-42 VERNON LLC, an Illinois limited liability company, ("Grantee").

WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of EIGHTY-TWO THOUSAND AND 00/100 DOLLARS (\$82,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, his heirs, successors and assigns, all that certain parcel of land, with the appurtenances, which is described as follows:

See Exhibit A, Legal Description attached

~~FIDELITY NATIONAL TITLE~~

This property is commonly known as 6240-42 S. Vernon Avenue, Chicago, IL. 60637

UNDER AND SUBJECT TO all easements, rights-of-way, restrictions, lease, matters and conditions appearing in prior instruments of record and all easements, rights-of-way, restrictions, leases, matters and conditions to which Grantor's title is subject.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, his heirs, successors and assigns forever, and the Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the property hereby conveyed.

This Deed is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.

~~FIDELITY NATIONAL TITLE~~

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INT 98

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOTS 14 AND 15 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 11 AND 12 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6240-42 S. VERNON, CHICAGO, COOK COUNTY, ILLINOIS.

PIN: 20-15-416-021-0000.

BEING THE SAME PROPERTY WHICH JUDICIAL SALES CORPORATION, AN ILLINOIS CORPORATION, BY DEED DATED OCTOBER 5, 2011 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 17, 2011 AT DOCUMENT NO. 1129022093, GRANTED AND CONVEYED UNTO LAND HOLDING, LLC, THE GRANTOR HEREIN. SAID DEED INCORRECTLY IDENTIFIED THE PROPERTY AS:

LOT 14 AND 15 IN BLOCK 5 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office