



Doc#: 1201742103 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2012 02:13 PM Pg: 1 of 4

THIS DOCUMENT PREPARED BY

FRANCIS L. KELDERMANS, ESQ.
HOLLAND & KNIGHT LLP
131 S. DEARBORN STREET
30TH FLOOR
CHICAGO, ILLINOIS 60603

**AFTER RECORDING RETURN TO:
MAIL:**

856 W. Fletcher, LP
c/o Michael Harris
P.O. Box 1186
Deerfield, IL 60015

TAX BILLS TO:

856 W. Fletcher, LP
c/o Michael Harris
P.O. Box 1186
Deerfield, IL 60015

This space reserved for Recorder's use only

619139 1 of 2

RECEIVER'S SPECIAL WARRANTY DEED

The Grantor, Donald Shapiro, as Receiver for all the properties of North Side Development Corp., an Illinois corporation., appointed under order entered in Circuit Court Case No. 10 CH 39080, Cook County, Illinois, whose mailing address is c/o Foresite Realty Management, LLC, 6400 Shafer Court, Suite 475, Rosemont IL 60018, in consideration of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, 856 W. Fletcher, LP, an Illinois limited partnership, whose mailing address is P. O. Box 1186, Deerfield, IL 60015, the real property in Cook County, Illinois described on attached Exhibit A.

The Conveyance is given pursuant to an Order Allowing Receiver to Sell and Convey Real Property free and clear of liens entered November 10, 2011, in the Circuit Court of the Chancery Division in and for Cook County, Illinois, Case No 10 CH 39080 and pursuant to the Motion for Order Allowing Conveyance of the Property free and clear of liens in said Case.

As against all persons claiming by, through, or under the Grantor, the Grantor hereby covenants that the property is free of all encumbrances, subject to lien for real estate taxes not yet due and payable and to all other matters set forth herein or on attached Exhibit B, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[Signature Page Follows]

S ✓
P ✓
S N
SC Y
INT AA

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Except as stated above, the Grantor conveys and the Grantee accepts the property and all improvements thereon AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT THE GRANTOR'S WARRANTY OF ANY KIND, EXPRESS OR IMPLIED (INCLUDING WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE).

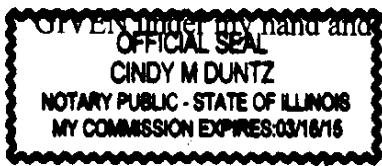
Dated this 15th day of December, 2011.

North Side Development Corp., an Illinois corporation, through Donald Shapiro, not individually, but acting solely in his capacity as court appointed receiver ("Receiver") in Case Number 10 CH 39080 pending in the Circuit Court of the Chancery Division, Cook County, Illinois

By: Donald Shapiro
Donald Shapiro, Receiver


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 Donald Shapiro, as Receiver for all the properties of North Side Development Corp., is 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 said instrument as his own free and voluntary act for the uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal this 15 day of December 2011.
[Signature]
Notary Public

My Commission Expires: 3 / 16 / 15

REAL ESTATE TRANSFER		01/11/2012
	CHICAGO:	\$9,750.00
	CTA:	\$3,900.00
	TOTAL:	\$13,650.00
14-29-204-029-0000 20111201602178 AE8354		

REAL ESTATE TRANSFER		01/11/2012
	COOK	\$650.00
	ILLINOIS:	\$1,300.00
	TOTAL:	\$1,950.00
14-29-204-029-0000 20111201602178 DML05H		

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Exhibit A

Legal Description

LOT 4 IN BLOCK 2 IN GEHRKE AND BRAUCKMANN'S SUBDIVISION OF BLOCK 1 (EXCEPT 4.28 ACRES IN THE NORTH PART OF SAID BLOCK 1 AND WEST OF GREEN BAY ROAD) IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 856 West Fletcher^{st.}, Chicago, Illinois 60657

Tax Parcel No: 14-29-204-029-0000

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

- 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;
- ANY REPRESENTATIONS AND WARRANTIES CONTAINED IN PARAGRAPHS E AND F OF THE RIDER TO PURCHASE AND SALE AGREEMENT,
- GENERAL REAL ESTATE TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.