Doc#: 1202534051 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/25/2012 11:30 AM Pg: 1 of 5

se only

SPLCIAL WARRANTY DEED

THIS INDENTURE, dated as of December <u>\$\infty\$</u>, 2011, between **SWAN CAPITAL**, **LLC**, an Illinois limited liability company, party of the first part, and **116 E OAK LLC**, an Illinois limited liability company created, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its successors and assigns, FOREVEK, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on **Exhibit A** attached hereto and 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 retrainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on **Exhibit A** attached hereto and made a part hereof, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, is successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any

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1202534051 Page: 2 of 5

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manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, but no others, subject to: the matters set forth on **Exhibit B** attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-03-204-054-0000

Address of Real Estate: 116 E. Oak St., Chicago, Illinois 60661

IN WINESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

SWAN CAPITAL, LLC, an Illinois limited liability company

By

Name: Sara Albre
Title Manager

STATE OF ILLINOIS
) ss. ACKNOWLEDGMENT
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sara Albrecht, personally known to be the Manager of Swan Capital, LLC, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her own fee and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand an Notarial Seal this 29 day of December, 2011.

Notary Public

"OFFICIAL SEAL"
TOWANNA P GRIGGS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 05, 2015

1202534051 Page: 3 of 5

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This instrument was prepared by:

Michael D. Rothstein, Esq. Dykema Gossett PLLC 10 S. Wacker Drive, Suite 2300 Chicago, Illinois 60606

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

ructure Mummer Highest, LC

IL GOPAS

REAL ESTATE TRANSFER

/25/2012

\$55,725.00 CHICAGO:

\$22,290.00

CTA: TOTAL:

\$78,015.00

17-03-204-054-0000 | 20111101602552 | MR8872

My Clerk **REAL ESTATE TRANSFER**

COOK ILLINOIS: \$7,430.00

TOTAL: \$11.145.00

17-03-204-054-0000 | 20111101602552 | VNS245

1202534051 Page: 4 of 5

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 20 FEET OF THE WEST 60 FEET OF LOT 21 IN COLLINS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL CEP. DK COU.

ODORTHO OF COULDING CLOTHES OFFICE MERIDIAN EXCEPTING THE NORTH 8 FEET OF SAID EAST 20 FEET TAKEN FOR AN ALLEY, IN COOK COUNTY, ILLINOIS.

1202534051 Page: 5 of 5

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Taxes for the year 2011 and subsequent years not yet due and payable;
- 2. Agreement recorded as Document 651203, for a party wall on the West Line
- Property of Cook County Clark's Office Agreement recorded as document 116783, for a part wall on the East Line Property.