



SPECIAL WARRANTY DEED  
Statutory (Illinois)

Doc#: 1203342009 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2012 08:36 AM Pg: 1 of 4

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Above Space for Recorder's use only

THIS AGREEMENT, made this 22 day of January, 2012, between Synergy Property Holdings, LLC, an Illinois limited liability company, party of the first part, and 1740 W North Shore Inc., an Illinois corporation, 3210 N. Halsted, #2N, Chicago, IL 60657, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE 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 remainders, 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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

Permanent Index Number: 11-31-406-012-0000

Address of real estate: 1740-54 W. North Shore Ave., Chicago, IL 60626

In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

SYNERGY PROPERTY HOLDINGS, LLC

By: [Signature]  
Name: ROSEMARY KADLEK  
Title: VICE PRESIDENT

S Y  
P Y  
S N  
COY  
MTCJ

Box 400-CTCC

# UNOFFICIAL COPY

- 2 -

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Kobleak, the Vice President of Synergy Property Holdings, LLC, and 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 severally acknowledged that as Vice President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> day of January, 2012.

Commission expires 7/21/14 20  



Ella Sip Rott  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
Jacqueline M. Helmrick, Esq.  
Aronberg Goldgehn Davis & Garmisa  
330 N. Wabash, Suite 1700  
Chicago, IL 60611

REAL ESTATE TRANSFER 01/30/2012



CHICAGO: \$21,862.50  
CTA: \$8,745.00  
TOTAL: \$30,607.50

11-31-406-012-0000 | 20120101603024 | 6YQDEL

AFTER RECORDING MAIL TO:

John Klise / Klise & Bel, Ltd  
1478 W. Webster  
Chicago, IL 60614

REAL ESTATE TRANSFER 01/30/2012



COOK \$1,457.50  
ILLINOIS: \$2,915.00  
TOTAL: \$4,372.50

11-31-406-012-0000 | 20120101603024 | SJN5T9

SEND SUBSEQUENT TAX BILLS TO:

1740 W North Shore, Inc.  
/o DLG Management, Inc.  
3210 N. Halsted, Unit 2  
Chicago, IL 60657

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN WILLIAM L. WALLEN'S ADDITION TO ROGERS PARK, SAID ADDITION BEING A SUBDIVISION OF LOTS 2 AND 3 (EXCEPT THE WEST 17 FEET THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY) IN THE SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable at the time of closing.
2. Proceedings pending in Case 09 M1-402705, City of Chicago vs. 1740-54 West North Shore, LLC, et al. for building violation, receiver and demolition.
3. ~~Proceedings pending in the City of Chicago Administrative Hearing Docket pursuant to Notice of Violation 511NH318036, City of Chicago Department of Buildings v. Synergy Property Holdings, LLC.~~ *Intentionally deleted.*
4. 25 foot building line as shown on Plat of Subdivision.
5. Existing unrecorded <sup>residential</sup> leases and all right thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Violation of the Building Line noted in # 4 above by the structure by approximately 18 feet, as shown on the plat of survey # 06-76653 prepared by professionals Associated Survey, Inc. dated 1/11/12 ("Survey").
7. Encroachment of the building located mainly on the property west and adjoining onto the land by approximately .11 Feet as shown on the Survey.
8. Encroachment of the iron fence located mainly on the land onto the property west + adjoining by approximately .06 feet, as shown on the Survey.