

UNOFFICIAL COPY



12059100420

Doc#: 1205910042 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2012 12:50 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

(Corporation to Individual)

BTI-8865152 MLNT
THE GRANTOR

212 W. VAN BUREN LLC

a corporation created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars & 00/100, (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the members of said company, CONVEYS and WARRANTS to VAN BUREN COMMERCIAL REAL ESTATE, LLC, of 121 W. Van Buren, Chicago 60607 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not other.

Permanent Real Estate Index Number(s): 17-16-228-013-0000

Address(es) of Real Estate: 212 W. VAN BUREN, CHICAGO ILLINOIS 60607

Dated this 20 day of FEBRUARY, 2012.

212 W. VAN BUREN LLC

By:
Laurence H. Weiner, Member

By:
Ben Rosenfeld, Member

By:
Gerald Nudo, Member

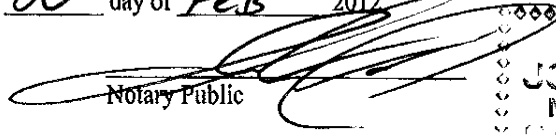
Box 334

S 1
P 3
S 1
SC X
INT (initials)

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LAURENCE H. WILSON personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

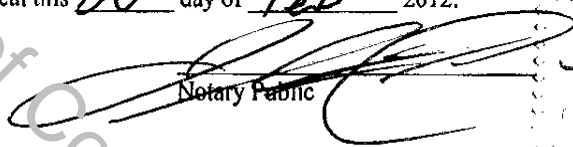
Given under my hand and notarial seal this 20 day of FEB 2012.


Notary Public

"OFFICIAL SEAL"
JOSE GALAMANCA
Notary Public, State of Illinois
02/27/2012

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GERALD Lee Nudd personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

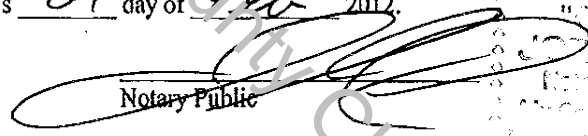
Given under my hand and notarial seal this 20 day of FEB 2012.


Notary Public

"OFFICIAL SEAL"
JOSE GALAMANCA
Notary Public, State of Illinois
02/27/2012

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BOB ROSENFELD personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of Feb 2012.


Notary Public

"OFFICIAL SEAL"
JOSE GALAMANCA
Notary Public, State of Illinois
02/27/2012


This instrument was prepared by: Ehrenberg & Egan, LLC
321 N. Clark Street, Suite 430
Chicago, IL 60654

MAIL TO:
Van Buren Commercial Real Estate



SEND SUBSEQUENT TAX BILLS TO:
Van Buren Commercial Real Estate

210 W. 22nd Street, Suite 115, Oak Brook IL 60523

210 W. 22nd Street, Suite 115, Oak Brook, IL 60523

| REAL ESTATE TRANSFER | 02/27/2012 |
|--|--------------------|
|  CHICAGO: | \$18,750.00 |
| CTA: | \$7,500.00 |
| TOTAL: | \$26,250.00 |

17-16-228-013-0000 | 20120201602469 | PA2L2A

| REAL ESTATE TRANSFER | 02/27/2012 |
|--|-------------------|
|   COOK: | \$1,250.00 |
| ILLINOIS: | \$2,500.00 |
| TOTAL: | \$3,750.00 |

17-16-228-013-0000 | 20120201602469 | JM5NNZ

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LCOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOOMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.