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SPECIAL WARRANTY DEED



Doc#: 1213833055 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2012 01:31 PM Pg: 1 of 4

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THIS INSTRUMENT, made this 9th day of May, 2012 between **CG COLFAX, LLC**, an Illinois limited liability company ("Grantor"), and **WALTER BOITCHOUK** and **TATIANA BOITCHOUK**, Husband and Wife, not as tenants in common but as joint tenants with the right of survivorship, of 1100 W. Cumberland Park Ridge IL ("Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN and CONVEY** unto Grantee, **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managers the day and year first above written.


REAL ESTATE TRANSFER	05/10/2012
 	COOK \$340.00
	ILLINOIS: \$680.00
	TOTAL: \$1,020.00
14-30-405-077-0000 20120501600803 9KVC PH	

CG COLFAX, LLC, an Illinois limited liability company

By: Dennis R. Ainger
Dennis R. Ainger
Secretary

Its: _____
Secretary

S Y
P 4
S N
SC Y
INT AB

REAL ESTATE TRANSFER	05/10/2012
	CHICAGO: \$5,100.00
	CTA: \$2,040.00
	TOTAL: \$7,140.00
14-30-405-077-0000 20120501600803 W145P1	

Box 400-CTCC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, LINDA TYRRELL, a Notary Public in and for said County in the State aforesaid, do hereby certify that Dennis R. Ainger, Secretary of CG Colfax, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 9th day of May, 2012.



Linda Tyrrell
Notary Public

My Commission Expires:

7/8/13

This Instrument Prepared By:
Dennis R. Ainger
300 East Northwest Highway
Palatine, IL 60067

After Recording Return to:

MARK KUPIEC
77 W. WASHINGTON
CHICAGO IL 60602

Send Subsequent Tax Bills To:

TATIANA BOITCHOUK
2207 W. CHICAGO AVE.
CHICAGO IL 60622

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Exhibit A

LEGAL DESCRIPTION

THAT PART OF LOTS 15 THROUGH 18 INCLUSIVE, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE OF +27.86 CITY OF CHICAGO DATUM, IN P. F. HAYNE'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30, AFORESAID CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JUNE 19, 1928 AS DOCUMENT 10061797), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID TRACT, SAID POINT BEING 2.89 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 42.68 FEET TO A POINT 3.19 FEET SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 8.90 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 26.0 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 6.06 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 8.14 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 56.85 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 30.68 FEET TO A POINT IN THE WEST OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 25.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 72.52 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 7.52 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 16.93 FEET; THENCE NORTH PRALLEL WITH THE EAST LINE OF SAID TRACT, A DITANCE OF 5.35 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.05 FEET TO A POINT IN THE EAST LINE OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 84.24 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-30-405-077-0000

Common Address: 2650 N. Ashland, Chicago, IL 60614

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Exhibit B

Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
 2. ACTS OF GRANTEE.
 3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
 4. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN COMMERCIAL PROPERTY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MAY 29, 2002 AS DOCUMENT 0020605487.
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Property of Cook County Clerk's Office