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Doc#: 1216612122 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2012 11:05 AM Pg: 1 of 5

**PREPARED BY AND
AFTER RECORDING
RETURN TO:**

Frederic B. Krol, Jr., Esq.
SNR Denton US LLP
233 South Wacker Drive, Suite 7800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THE EASTWOOD OF EVANSTON, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by EASTWOOD OF EVANSTON APARTMENTS LLC, an Illinois limited liability company ("Grantee"), whose mailing address is c/o Moran and Company, One North Franklin Street, Suite 700, Chicago, Illinois 60606, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's estate, right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

Box 400-CTCC

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date of the acknowledgement set forth below, to be effective on the 29th day of May, 2012.

GRANTOR:

The Eastwood of Evanston, LLC,
an Illinois limited liability company

By: Evanston Central I, L.L.C.,
an Illinois limited liability company
Its: Managing Member

By: Bert A. Getz, Jr.
Name: Bert A. Getz, Jr.
Title: Manager

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Eastwood of Evanston Apartments LLC
c/o Moran and Company
One North Franklin Street, Suite 700
Chicago, Illinois 60606

CITY OF EVANSTON 025634

Real Estate Transfer Tax

Paid June 4, 2012 City Clerk's Office

~~PAID~~ JUN 4 - 2012

AMOUNT \$ 16,000.00

Agent [Signature]

REAL ESTATE TRANSFER 06/05/2012



COOK \$1,500.00
ILLINOIS: \$3,000.00
TOTAL: \$4,500.00

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STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, KAREN L. KRAMER, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BET A. GETZ appeared before me this day in person and acknowledged that he/she signed and sealed the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 18 day of May, 2012.

Karen L. Kramer
Notary Public

My commission expires: 12/27/13



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EXHIBIT A

Legal Description

LOT 1 IN EASTWOOD OF EVANSTON PLAT OF CONSOLIDATION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGEL QUILMETTE RESERVATION RECORDED IN BOOK 29, PAGE 58 OF MAPS AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSESSORS PLAT OF EVANSTON, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 2012 AS DOCUMENT NUMBER 1210431048, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.s: 10-12-201-007-0000; 10-12-201-008-0000

Address: 1700-1722 Central Street, Evanston, Illinois 60201

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the years 2011 (second installment) and 2012 and each year thereafter not yet due and payable.
2. Encroachment of the fence located mainly on the Real Property onto the property west and adjoining by approximately 0.24 feet, as shown on plat of survey prepared by Edward J. Molloy & Associates, Ltd. dated May 11, 2012, Order No. 2012-0071.
3. Easement in favor of the City of Evanston, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Real Property and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as Document No. 1210431048, affecting the south 5 feet of the Real Property.