

# UNOFFICIAL COPY

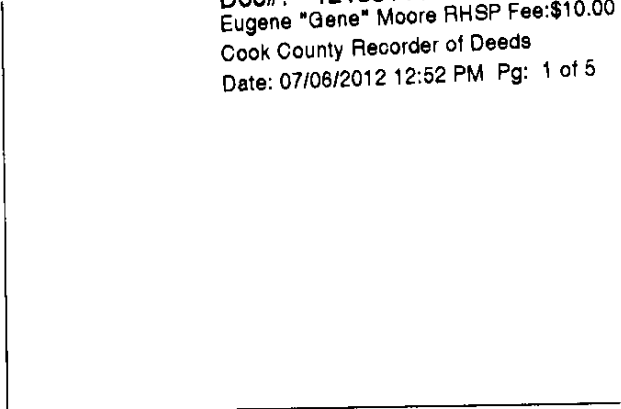
1-8 CH  
FIRST AMERICAN  
File # 501178



Doc#: 1218811114 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2012 12:52 PM Pg: 1 of 5

This instrument was prepared by  
and after recording mail to:

Joseph B. Brocato, Esq.  
Pedersen & Houpt, P. C.  
161 North Clark Street, Suite 3100  
Chicago, Illinois 60601



Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS DEED made on this 3<sup>rd</sup> day of July, 2012 by B/T ACQUISITION COMPANY, an Illinois corporation ("Grantor"), to BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company ("Grantee").

### WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

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 Grantor either in law of 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 Grantee, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

M.G.R. TITLE

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VILLAGE OF HARWOOD HEIGHTS

JUL 6 12



\$ 150.00

REA  
OF

VILLAGE OF HARWOOD HEIGHTS

JUL 6 12



\$ 000.00

REAL ESTATE TRANSFER  
TAX

VILLAGE OF HARWOOD HEIGHTS

JUL 6 12



\$ 000.00

RE

TRANSFER  
TAX

VILLAGE OF HARWOOD HEIGHTS

JUL 6 12



\$ 000.00

REA  
OF

TRANSFER TAX  
REVENUE

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL.-6.12

REVENUE STAMP

# 0000010099

REAL ESTATE TRANSFER TAX
01757.50
FP 103042

STATE OF ILLINOIS

STATE TAX

JUL.-6.12

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000010263

REAL ESTATE TRANSFER TAX
03545.00
FP 103037

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the date first above written.

GRANTOR:

B/T ACQUISITION COMPANY, an Illinois corporation

By: Thomas R. Bogusevic  
Name: Thomas R. Bogusevic  
Its: President

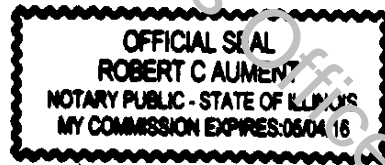
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF Cook )

BEFORE ME, a Notary Public in and for said county and state, personally appeared, THOMAS R. BOGUSEVIC, the President of the Grantor, B/T ACQUISITION COMPANY, an Illinois corporation, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such President on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 3rd day of July, 2012.

Robert C. Aument  
Notary Public

Send future tax bills to:  
Bradford Hardwood Heights 1 LLC  
10 South Wacker Drive  
Suite 2935  
Chicago, IL 60606



Grantee's Address:  
Bradford Hardwood Heights 1 LLC  
10 South Wacker Drive  
Suite 2935  
Chicago, IL 60606

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## **EXHIBIT 1** **LEGAL DESCRIPTION**

### PARCEL 1:

LOTS 6, 7 AND THE NORTH HALF OF LOT 8 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

### PARCEL 2:

LOTS 13 AND 14 IN BLOCK 1 AND THAT PART OF LOTS 15 TO 18 IN SAID BLOCK 1, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 15, WHICH IS 47.80 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 15 TO A POINT IN THE WEST LINE OF SAID LOT 18, WHICH IS 42.60 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 18, TOGETHER WITH THE EAST AND WEST VACATED 20 FOOT PUBLIC ALLEY IN SAID BLOCK 1 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID LOT 14, EXTENDED EAST TO THE EAST LINE OF SAID BLOCK 1 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 15 TO 18 AND THAT PART OF THE VACATED NORTH AND SOUTH PUBLIC ALLEY IN SAID BLOCK 1, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 13 AND 14 AFORESAID ALL IN LAWRENCE LAWN'S ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF THE NORTH HALF OF THE WEST 10 ACRES OF THE EAST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Nos.:                      12-13-203-023-0000    12-13-202-013-0000  
   12-13-203-024-0000    12-13-202-014-0000  
   12-13-203-025-0000    12-13-202-019-0000

Commonly known as:                      7401 W. Lawrence Avenue  
   Harwood Heights, IL 60706

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## **EXHIBIT 2** **PERMITTED EXCEPTIONS**

1. General real estate taxes for the year(s) 2011, final installment, 2012 and subsequent years which are not yet due and payable. For the following Permanent Index Numbers:
  - 12-13-203-023-0000 (Lots 6 of Parcel 1)
  - 12-13-203-024-0000 (part Lots 7 & 8 in Parcel 1)
  - 12-13-203-025-0000 (Part of Lots 7 & 8 in Parcel 1)
  - 12-13-202-013-0000 (Lot 13 in Parcel 1)
  - 12-13-202-014-0000 (Lot 14 & alley in Parcel 1)
  - 12-13-202-019-0000 (that part of Lots 15 to 18 & alley falling in Parcel 2)
2. Easement over the West 10 feet of the land for utility purposes, as created by Plat of Subdivision recorded May 20, 1955 as document 16242512. (affects Parcel 1 and 1)
3. The land lies within the boundaries of Lawrence Avenue Special Service Area as disclosed by ordinance recorded as document 0615345064 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. There are no taxes currently due under said ordinance.
4. The following matters disclosed by an ALTA/ACSM survey made by Roake and Associates Inc. on March 15, 2012, designated Job No. 738.003:
  - (a) Encroachment of the fence along the north line of Lot 7 by .08 to .66 feet
  - (b) Encroachment of the fence along the west line of Lot 6 by .14 feet
  - (c) Encroachment of timber wall along the West line of Lot 6
5. Any lien or right to a lien for services, labor and/or material heretofore or hereafter furnished imposed by law and not shown by the public records arising out of contracts let by Bradford Harwood Heights 1 LLC.