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Doc#: 1220213053 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/20/2012 11:13 AM Pg: 1 of 5

Property of Cook County

SPECIAL WARRANTY DEED

CROWN COMMERCIAL REAL ESTATE AND DEVELOPMENT, L.L.C., an Illinois limited liability company, with a principal place of business located at 903 South Butternut Circle, Frankfort, Illinois 60423 (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **THE MUSA TADROS FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership** (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby **GRANT, BARGAIN AND SELL** unto Grantee, all of Grantor's right, title and interest in and to the real property located in Chicago, Cook County, Illinois, which is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in and to any and all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "**Property**"), subject to, however, those exceptions and encumbrances set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "**Permitted Exceptions**").

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TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR:

CROWN COMMERCIAL REAL ESTATE AND DEVELOPMENT, L.L.C., an Illinois limited liability company

By: Chatham Village Square Corp., Inc., an Illinois corporation

Its: Manager

By:

Name:

Its:

Musa P. Tadros
President

REAL ESTATE TRANSFER 06/29/2012



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

20-34-413-066-0000 | 20120601605727 | T2K8YD

REAL ESTATE TRANSFER 06/29/2012



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

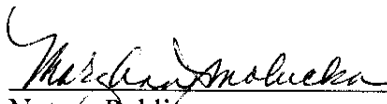
20-34-413-066-0000 | 20120601605727 | X0YMK8

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

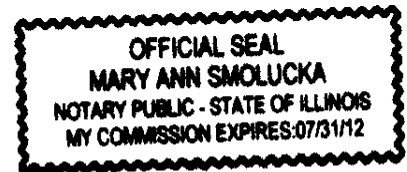
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Musa P. Tadros, personally known to me to be the President of Chatham Village Square Corp., an Illinois corporation, as Manager of Crown Commercial Real Estate And Development, L.L.C., an Illinois limited liability company 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 acknowledged that as such President, he signed and delivered said instrument as manager, aforesaid and as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of June, 2012.



Notary Public

My Commission Expires: 7/31/12



This Instrument Prepared By And After
Recording Return To:

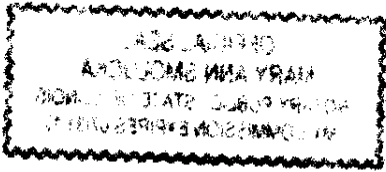
James V. Inendino, Esq.
Loeb & Loeb LLP
321 North Clark Street
Suite 2300
Chicago, Illinois 60654

Send subsequent Tax Bills To:

Crown Commercial Real Estate and
Development, L.L.C.
903 South Butternut Circle
Frankfort, Illinois 60423

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF E. 87TH STREET, BEING A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, WITH THE EAST LINE OF THE WEST 120.00 FEET OF THE EAST 696.11 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE SOUTH 133.00 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 120.00 FEET TO A LINE 696.11 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 140.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 8.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST 1/8 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 42.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 159.93 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 04 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 283.01 FEET TO THE NORTH LINE OF SAID E. 87TH STREET; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS WEST ALONG SAID NORTH LINE OF E. 87TH STREET, A DISTANCE OF 31.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 31,157 SQUARE FEET OR 0.7153 ACRES)

PIN: 20-34-413-066-0000 (PART OF)

~~ADDRESS: 700 EAST 87TH STREET, CHICAGO, IL 60619~~

8530 South Cottage Grove

Chicago, IL 60619

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. ACTS DONE OR SUFFERED BY OR THROUGH GRANTEE.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD AS SET FORTH IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS – 545959-CH2.