

UNOFFICIAL COPY



Doc#: 1221629033 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/03/2012 12:41 PM Pg: 1 of 6

**PREPARED BY AND
RECORDING REQUESTED
BY:**

**Robert G. Higgins
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NCB DEVELOPMENT XXI, LLC**, an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **BITCO HOLDINGS LLC - OAKLEY FULTON**, an Illinois limited liability company, ("Grantee"), having an address of 56 Skokie Valley Road, Highland Park, Illinois 60035, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

First American Title Order #
MS 551335 10/3

to

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 08/03/2012



CHICAGO: \$11,100.00
CTA: \$4,440.00
TOTAL: \$15,540.00

17-07-301-048-0000 | 20120701604884 | Z1CLDA

REAL ESTATE TRANSFER 08/03/2012



COOK \$740.00
ILLINOIS: \$1,480.00
TOTAL: \$2,220.00

17-07-301-048-0000 | 20120701604884 | C4MD66

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ADDRESS OF REAL ESTATE:

300 N. Oakley
Chicago, Illinois 60612

PERMANENT TAX IDENTIFICATION NOS.:

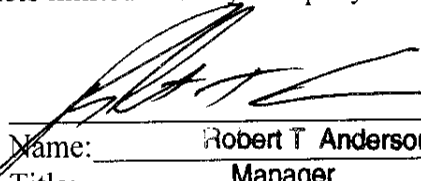
See Exhibit A

25th IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this day of July, 2012.

GRANTOR:

NCB DEVELOPMENT XXI, LLC,
an Illinois limited liability company

By:


Name: Robert T Anderson
Title: Manager

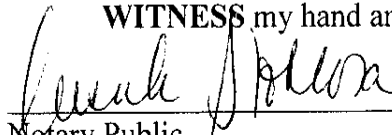
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

On July 25, 2012, before me, Ursula Stoklosa, a Notary Public in and for said County and State, personally appeared Robert T. Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 4/26/15



RETURN TO:

Marc E. Sherwood
Sherwood Law Group
218 N. Jefferson, Suite #401
Chicago, IL 60661



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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 13 TO 16, BOTH INCLUSIVE, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 17 (EXCEPTING THEREFROM THAT PART OF THE SOUTH 33 FEET OF SAID LOT LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 22) IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH AND SOUTH 18-FOOT VACATED ALLEY LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN I. R. DILLER'S SUBDIVISION AFORESAID AND LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 17 IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 6 AND THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 19, 20, AND 21, TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 22 TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COMMONLY KNOWN AS: 300 N. OAKLEY
CHICAGO, ILLINOIS 60612

PERMANENT INDEX NOS.: 17-07-301-048-0000
17-07-301-049-0000
17-07-301-052-0000

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes for the years 2012 and subsequent years.

Permanent Index Nos.: See Exhibit "A."

2. Easement in, upon, under and along the North 12 feet of Lot 13 of Parcel 1 and that part of Parcel 3 lying northwesterly of a line drawn from a point in the West line of Lot 13 of Parcel 1, 12 feet South of the Northwest corner thereof, to a point in the West line of Parcel 3, 102.095 feet South of the Northwest corner thereof, to install and maintain all equipment necessary for serving land and other property with telephone and electric service, together with right of access thereto, as created by to Commonwealth Edison Company and Illinois Bell Telephone Company recorded March 31, 1965 as Document 19422012.

3. Covenants, Restrictions, and Conditions and Agreements (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 the Redevelopment Agreement, between City of Chicago, a Municipal corporation, as the Seller and Edith S. Kotler, as the purchaser or developer, dated November 2, 1964 and recorded December 24, 1964 as Document 19342152.

Note: Said covenants and restrictions are terminated as of January 17, 2001 as to all restrictions except for item 3 (A) (IV) and (V) relating discrimination or segregation of any kind.

4. Covenants, conditions, restrictions and agreements (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 Quit Claim Deed from City of Chicago, a Municipal corporation of Illinois, to Edith S. Kotler dated December 22, 1964 and recorded December 29, 1964 as Document 19343930.

Note: Said covenants and restrictions are terminated as of January 17, 2001 as to all restrictions except from Item E) and F) of said instrument relating to discrimination or segregation of any kind.

5. Terms, provisions, limitations and conditions contained in the redevelopment plan recorded March 24, 1961 as Document 18118237.
6. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.