

UNOFFICIAL COPY

Prepared by:

Peter N. Isaac, Esq.
Brown, Udell, Pomerantz &
Delrahim, Ltd.
1332 N. Halsted Street, Suite 100
Chicago, Illinois 60642

After recording mail to:

Jeremy Meisel, Esq.
Gutnicki LLP
8320 Skokie Blvd.
Skokie, IL 60077



Doc#: 1222904031 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2012 09:00 AM Pg: 1 of 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 23rd day of July, 2012, between BCL-HURON, LLC, an Illinois limited liability company, party of the first part, and DOUBLE M MAZEL, LLC, a New York limited liability company having an address of 1122 Avenue J, Brooklyn, New York 11230, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE ALIENATE AND CONVEY unto the party of the second part, FOREVER, the real estate described on Exhibit A attached hereto, situated in the County of Cook and State of Illinois.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway 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 party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part 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, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be executed, the day and year first above written.

S
P
S
S
INT

BOX 334 CT

2/2

JP

AM


470821518

UNOFFICIAL COPY

BCL-HURON, LLC, an Illinois limited liability company


By: Huron Capital Funding, LLC,
an Illinois limited liability company, its manager



By: CR Realty Capital, LLC,
an Illinois limited liability company, its manager

By: 

David J. Mitidiero
Its: Manager

Send Subsequent Tax Bills to:
Double M. Mazel LLC
c/o DWA Property Management
2539 W. Peterson Avenue
Chicago, Illinois 60659

REAL ESTATE TRANSFER		07/26/2012
	CHICAGO:	\$206.25
	CTA:	\$82.50
	TOTAL:	\$288.75
20-31-421-024-0000 20120401602047 JQ4UL8		

REAL ESTATE TRANSFER		07/26/2012
	COOK:	\$13.75
	ILLINOIS:	\$27.50
	TOTAL:	\$41.25
20-31-421-024-0000 20120401602047 YRSP57		

Property of Cook County Clerk's Office

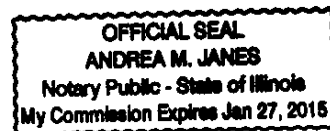
UNOFFICIAL COPY

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 DAVID J. MITIDIERO, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as the manager of CR REALTY CAPITAL, LLC, an Illinois limited liability company, manager of HURON CAPITAL FUNDING, LLC, an Illinois limited liability company, manager of BCL-HURON, LLC, an Illinois limited liability company (collectively, the "Company"), appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the Company, as the authorized manager of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2012.

Andrea M. Janes
Notary Public



My Commission expires on: 1.27.2015

County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 47 IN BLOCK 2 OF FRANK N. GAGES ADDITION TO ENGLEWOOD HEIGHTS,
SAID TOWNSHIP BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST
1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property commonly known as 8514 S. Marshfield, Chicago, IL 60620

PIN: 20-31-421-024-0000

Avenue

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. Real estate taxes not yet due and payable.
2. Proceeding pending in Circuit Court as Case No. 09 M1 1401648 filed June 1, 2009 by City of Chicago against Adrian Perkins for building violations.
3. Covenant, condition and restrictions of record
4. Public and utility easements
5. Acts done by or suffered through Grantee

Property of Cook County Clerk's Office