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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of November, 2012, between DAMEN COMMERCIAL CORPORATION, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and BRT2 PROPERTY, LLC, an Illinois limited liability company, Grantee, WITNESSETH, Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

Doc#: 1231910062 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2012 12:54 PM Pg: 1 of 6

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 or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Grantee's affiliate pursuant to (i) that certain Mortgage made by Grantor, and recorded on May 8, 2007, in the Cook County, Illinois Recorder's Office as Document No. 0712833080, as amended by that certain Modification of Mortgage made by Grantor, and recorded on March 24, 2008, in the Cook County, Illinois Recorder's Office as Document No. 0808447032 and (ii) that certain Assignment of Rents made by Grantor, and recorded on May 8, 2007, in the Recorder's Office as Document No. 0712833081, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided. Grantor hereby agrees that it shall not be released from personal liability for the indebtedness

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secured by the foregoing except as may be separately provided in a written agreement executed by Grantee's affiliate in favor of Grantor.

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EXEMPT UNDER PROVISIONS OF PARAGRAPH
4, SEC. 200.1-2 (B-6) OR PARAGRAPH
M, SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

11/7/12
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

Exempt under provisions of Paragraph 2dM Section 4,
Real Estate Transfer Tax Act.

11/7/12
Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT C-1 IN THE 2156 N. DAMEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 23 AND ALL OF LOT 24 IN BLOCK 1 IN SHERMAN'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2004 AS DOCUMENT 0429919118, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

UNIT C-1 IN THE 2158 N. DAMEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 26.10 FEET OF LOT 23 IN BLOCK 1 IN SHERMAN'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 26, 2005 AS DOCUMENT 0502639106, TOGETHER WITH ITS UNDIVIDED PERCENTAGE

Commonly known as: 2156 N. Damen Avenue, Unit C-1, Chicago, Illinois 60647
2158 N. Damen Avenue, Unit C-1, Chicago, Illinois 60647

P.I.N.: 14-31-123-043-1001
14-31-123-044-1001

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EXHIBIT B

PERMITTED EXCEPTIONS

1. COVENANTS AND RESTRICTIONS (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 OPERATING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS & EASEMENTS FOR SHAKESPEARE PLACE, MADE BY J & J CONSULTANTS II LLC, AND RECORDED AUGUST 28, 2006 AS DOCUMENT 0624032010, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

2. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.03 FEET TO 0.05 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 03-66083 PREPARED BY PROFESSIONALS ASSOCIATED DATED DECEMBER 9, 2003.

(AFFECTS PARCEL 1)

3. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.05 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 03-66083 PREPARED BY PROFESSIONALS ASSOCIATED DATED DECEMBER 9, 2003.

(AFFECTS PARCEL 1)

4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 25, 2004 AS DOCUMENT NO. 0429919118, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCEL 2)

5. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 26, 2005 AS DOCUMENT NO. 0502639106, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCEL 3)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR:

PRIME PROPERTIES DEVELOPMENT CO.,
an Illinois corporation

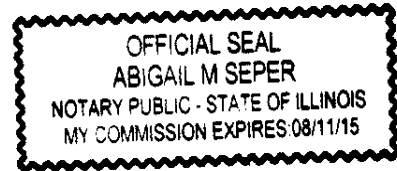
Dated: November 7, 2012

By: [Signature]
Jakub Kosiba, President

Subscribed and sworn to before me this 7th day of November, 2012

[Signature]
Notary Public

My Commission Expires: 8/11/15 (Seal)



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

BRT2 PROPERTY, LLC, an Illinois limited liability company

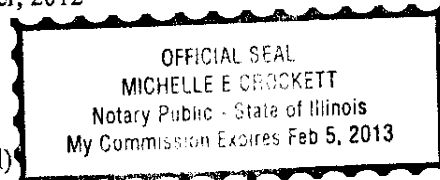
Dated: November 7th, 2012

By: [Signature]
Name: Scott Goldman
Title: Manager

Subscribed and sworn to before me this 7th day of November, 2012

[Signature]
Notary Public

My Commission Expires: 2/5/2013 (Seal)



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.