

# UNOFFICIAL COPY



Doc#: 1235210089 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/17/2012 03:22 PM Pg: 1 of 5

**PREPARED 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 II, LLC**, an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **CCSC LLC**, an Illinois limited liability company, ("Grantee"), having an address of 516 North Ogden Avenue #247, Chicago, Illinois 60642, and its successors and assigns, 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.

1 of 3  
NCS 57484-01  
First American Title Order #

5

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REAL ESTATE TRANSFER



CHICAGO	53,705.17
CTA	3,488.17
TOTAL	57,193.34

16 408 016-00001 2017-2018 001844 V-078140

REAL ESTATE TRANSFER



COOK	5047.50
ILLINOIS	3400.00
TOTAL	8447.50

16 408 016-00012000 0010 0000 0000 0000

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## Exhibit "A"

### LEGAL DESCRIPTION

**PARCEL 1:**

THE SOUTH ½ OF LOT 18 EXCEPT THAT PART TAKEN FOR DEARBORN STREET IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH ½ OF LOT 19 EXCEPT THAT PART TAKEN FOR DEARBORN STREET IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE SOUTH ½ OF LOT 19 EXCEPT THAT PART TAKEN FOR DEARBORN STREET IN J. C. GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMON ADDRESS:**

776 South Dearborn Street  
Chicago, Illinois 60605

**PERMANENT TAX ID NOS.:**

17-16-406-019-0000  
17-16-406-020-0000  
17-16-406-024-0000

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## Exhibit "B"

### PERMITTED EXCEPTIONS

1. Taxes for the year 2012 and subsequent years.

Permanent Index Nos.:      17-16-406-019-0000  
   17-16-406-020-0000  
   17-16-406-024-0000

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