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(of 3

First American Title Order # 12 577484-01

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 DECLAI ES:

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.

1235210089 Page: 2 of 5

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ADDRESS OF REAL ESTATE:	776 South Dearborn Street Chicago, Illinois 60605
PERMANENT TAX IDENTIFICATION NOS	17-16-406-019-0000 17-16-406-020-0000 17-16-406-024-0000
day of December, 2012.	ned hereby executes this instrument as of this
GRANTOF	R:
	ELOPMENT II, LLC, mited liability company
Mam Title	Albeison
STATE OF ILLINOIS) SS.	
(or proved to me on the basis of satisfactory evid within the instrument and acknowledged to me t	a Notary Public in ed Robert T A dreson, personally known to me lence) to be the person whose name is subscribed to hat he executed the same in his authorized capacity erson, or the entity upon behalf of which the person
WITNESS my hand and official seal. Wotary Public My Commission Expires: 43615	OFFICIAL SEAL URSULA STOKLOSA NOTATY PUBLIC - STATE OF ILLINOIS MY COSTESSION EXPIRES:04/26/15
RETURN TO:	SEND SUBSEQUENT TAX BILLS TO:
David Feltman	516 North Ogden Avenue

CADocuments and Settings/ustoklosa/Local Settings/Temporary Internet Files/Content/Outlook/NTVP9UXB/Special Warranty Doed 120612.doc

₹Revere Drive, Suite 200 Northbrook, Illinois 60062 Suite 274

Chicago, Illinois 60642

1235210089 Page: 4 of 5

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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 3.9 WORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

776 South Dearborn Street

Office

Chicago, Illinoi, 60505

PERMANENT TAX ID NOS.:

17-16-406-019-0000

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

1235210089 Page: 5 of 5

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Exhibit "B"

PERMITTED EXCEPTIONS

Taxes for the year 2012 and subsequent years. 1.

> Permanent Index Nos.: 17-16-406-019-0000 Probably Of Cook County Clark's Office

17-16-406-020-0000