



PREPARED BY:  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, IL 60602  
Attn: Jamie L. Burns, Esq.

Doc#: 1300456008 Fee: \$52.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2013 11:14 AM Pg: 1 of 8

~~AFTER RECORDING RETURN TO:~~  
William Dunn  
5520 N. Virginia  
Chicago, IL 60625

*Return to:*

## RECEIVER'S DEED (Judicial Sale)

*STS11-00018M/A*  
THIS DEED, effective as of this *10* day of December, 2012, by WALTER A. REBENSON, not personally, but solely as the court appointed receiver and special selling officer ("Grantor") under Case No. 2011 CH 41310 in the Circuit Court of Cook County, Illinois entitled Northbrook Bank & Trust Company v 4309 North California LLC, et al., pursuant to which an order was entered on December 11, 2012 authorizing the Grantor to sell the land hereinafter described, in and for consideration in the amount of \$1,340,000.00, from which sale all redemption rights have been waived, hereby conveys to WILLIAM DUNN ("Grantee") with an address of 5520 N. Virginia, Chicago, Illinois 60625, the following real estate described on Exhibit A situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Common Address: 4809 N. California, Chicago, IL 60625

Subject only to: (i) general real estate taxes not due and payable at the time of closing; (ii) building lines and building restrictions of record; (iii) zoning and building laws and ordinances; (iv) public and utility easements (v) covenants and restrictions of record; (vi) party wall rights and agreements; (vii) existing leases or tenancies; (viii) mortgage or trust deed; (ix) acts done or suffered by or through the Grantee.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW AND EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES CONTAINED IN THAT CERTAIN CHICAGO ASSOCIATION OF REALTORS APARTMENTS/INVESTMENTS PURCHASE AND SALE CONTRACT, AS MODIFIED BY THAT CERTAIN RIDER TO CHICAGO ASSOCIATION OF REALTORS APARTMENTS/INVESTMENTS PURCHASE AND SALE CONTRACT, BETWEEN GRANTOR AND GRANTEE DATED AS OF DECEMBER 21, 2012, (THE "SALE AGREEMENT"), AND IN THIS RECEIVER'S DEED ("GRANTOR'S WARRANTIES"), THIS CONVEYANCE IS MADE WITHOUT REPRESENTATION, COVENANT OR WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED, OR, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, STATUTORY) BY GRANTOR. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS CONVEYANCE, GRANTEE AGREES TO ACCEPT THE PROPERTY ON AN

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“AS IS” AND “WHERE IS” BASIS, WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATION OR WARRANTY, ALL OF WHICH GRANTOR DISCLAIMS, EXCEPT FOR GRANTOR’S WARRANTIES. EXCEPT FOR GRANTOR’S WARRANTIES, NO WARRANTY OR REPRESENTATION IS MADE BY GRANTOR AS TO FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUALITY, CONDITION, OPERATION OR INCOME, COMPLIANCE WITH DRAWINGS OR SPECIFICATIONS, ABSENCE OF DEFECTS, ABSENCE OF HAZARDOUS OR TOXIC SUBSTANCES, ABSENCE OF FAULTS, FLOODING, OR COMPLIANCE WITH LAWS AND REGULATIONS INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY, AND THE ENVIRONMENT. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS ACCEPTED THIS CONVEYANCE HAVING MADE AND RELIED UPON ITS OWN INVESTIGATION OF THE PHYSICAL, ENVIRONMENTAL, ECONOMIC USE, COMPLIANCE, AND LEGAL CONDITION OF THE PROPERTY AND THAT GRANTEE IS NOT NOW RELYING AND WILL NOT LATER RELY, UPON ANY REPRESENTATIONS AND WARRANTIES MADE BY GRANTOR OR ANYONE ACTING OR CLAIMING TO ACT, BY, THROUGH OR UNDER OR ON GRANTOR’S BEHALF CONCERNING THE PROPERTY, EXCEPT FOR GRANTOR’S WARRANTIES. GRANTEE, FOR ITSELF AND ANY ENTITY AFFILIATED WITH GRANTEE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVES AND RELEASES GRANTOR, AND GRANTOR’S MEMBERS, MANAGERS, AFFILIATES, OFFICERS, TENANTS, AGENTS, CONTRACTORS AND EMPLOYEES, FROM AND AGAINST ANY LIABILITY OR CLAIM RELATED TO THE PROPERTY ARISING UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT OF 1980, THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986, THE RESOURCE CONSERVATION AND RECOVERY ACT, AND THE TOXIC SUBSTANCE CONTROL ACT, ALL AS AMENDED, OR ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL ENVIRONMENTAL LAW, RULE OR REGULATION.

*[Signature page follows]*

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IN WITNESS WHEREOF, the Grantor has cause this Receiver's Deed to be executed effective as of the date hereof.

GRANTOR:

By: Walter A. Rebenson  
 Walter A. Rebenson, not personally but solely in his capacity as Receiver and Special Selling Officer in Case Number 2011 CH 41310

STATE OF IL)  
 COUNTY OF COOK) SS  
 )

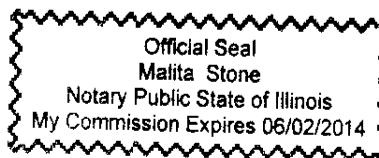
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter A. Rebenson, personally known to me to be the same person whose name as special selling officer/receiver, is subscribed to the foregoing instrument, appeared before me this date in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such special selling officer, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of December, 2012.

Commission expires: June 2, 2014.

Malita Stone  
 Notary Public

MAIL TAX BILLS TO:  
 William Dunn  
 5520 N. Virginia  
 Chicago, IL 60625



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 2W, 3W, 3E, 3N, 4W, 4E, RR IN CALIFORNIA CORNERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 18 AND 19 IN FRY'S RESUBDIVISION OF LOTS 1 TO 31 (INCLUSIVE) IN PLUMMER AND DAVIS' SUBDIVISION OF LOTS 57 AND 62 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL SPACES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### COMMERCIAL SPACE 1E:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 3.80 FEET WEST OF THE SOUTHEAST CORNER OF LOT 18; THENCE WEST, A DISTANCE OF 13.75 FEET; THENCE NORTH, A DISTANCE OF 6.00 FEET; THENCE WEST, A DISTANCE OF 12.45 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE WEST, A DISTANCE OF 5.24 FEET; THENCE NORTH, A DISTANCE OF 44.63 FEET; THENCE EAST, A DISTANCE OF 12.84 FEET; THENCE NORTH, A DISTANCE OF 0.50 FEET; THENCE EAST, A DISTANCE OF 18.60 FEET; THENCE SOUTH, A DISTANCE OF 49.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### COMMERCIAL SPACE 1W:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.11 FEET EAST OF THE SOUTHWEST CORNER OF LOT 19; THENCE NORTH, A DISTANCE OF 44.25 FEET; THENCE EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH, A DISTANCE OF 5.67 FEET; THENCE EAST, A DISTANCE OF 15.06 FEET; THENCE SOUTH, A DISTANCE OF 0.29 FEET; THENCE EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH, A DISTANCE OF 44.63 FEET; THENCE WEST, A DISTANCE OF 5.36 FEET; THENCE NORTH, A DISTANCE OF 1.00 FOOT; THENCE WEST, A DISTANCE OF 12.45 FEET; THENCE SOUTH, A DISTANCE OF 6.00 FEET; THENCE WEST, A DISTANCE OF 13.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### COMMERCIAL SPACE 1N:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 83.19 FEET NORTH AND 1.05 FEET EAST OF THE SOUTHWEST CORNER OF LOT 19; THENCE EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH, A DISTANCE OF 8.81 FEET; THENCE EAST, A DISTANCE OF 0.17 FEET; THENCE SOUTH, A DISTANCE OF 9.21 FEET; THENCE WEST, A DISTANCE OF 7.92 FEET; THENCE SOUTH, A DISTANCE OF 1.75 FEET; THENCE WEST A DISTANCE OF 6.85 FEET; THENCE SOUTH, A DISTANCE OF 5.56 FEET; THENCE WEST, A DISTANCE OF 15.47 FEET; THENCE NORTH, A DISTANCE OF 5.58 FEET; THENCE WEST, A DISTANCE OF 3.00 FEET

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THENCE NORTH, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0913918034 ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN \* COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-12-421-022-1001, 13-12-421-022-1004, 13-12-421-022-1005, 13-12-421-022-1006, 13-12-421-022-1007, 13-12-421-022-1008, 13-12-421-022-1009

## PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-2, P-4, P-5, P-7, P-1 AND P-8 AND STORAGE SPACES S-1, S-4, S-5, S-6, S-7 AND S-8, EACH A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 18 AND 19 IN FRY'S RESUBDIVISION OF LOTS 1 TO 31 (INCLUSIVE) IN PLUMMER AND DAVIS' SUBDIVISION OF LOTS 57 AND 62 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF LOTS 18 AND 19 IN FRY'S RESUBDIVISION OF LOTS 1 TO 31 (INCLUSIVE) IN PLUMMER AND DAVIS' SUBDIVISION OF LOTS 57 AND 62 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### COMMERCIAL SPACE 1E:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

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### COMMERCIAL SPACE 1W:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

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WEST, A DISTANCE OF 13.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**COMMERCIAL SPACE 1N:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +15.51 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.42 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

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PERMANENT INDEX NUMBER: 13-12-421-021-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER

12/27/2012

COOK	\$670.00
ILLINOIS:	\$1,340.00
TOTAL:	\$2,010.00

13-12-421-021-0000 | 20121201605940 | SJPB8W

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		12/27/2012
CHICAGO:	\$10,050.00	
CTA:	\$4,020.00	
TOTAL:	\$14,070.00	

13-12-421-021-0000 | 20121201605940 | 72LSZ5

