



Doc#: 1300931069 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2013 04:10 PM Pg: 1 of 4

Send tax notices to

Michigan Avenue 2.7 LLC
Attn: Chad Middendorf
645 N. Kingsbury Street, #2001
Chicago, IL 60654

FOR RECORDER'S USE ONLY

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Greg A. Bouwer, Esq.
Koransky, Bouwer & Poracky, P.C.
425 Joliet Street, Suite 425
Dyer, Indiana 46311

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made effective this 18th day of December, 2012, by HENRY WALTER HOLDINGS LLC, an Indiana limited liability company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Illinois ("Grantor"), whose legal address is 600 East 84th Avenue, Merrillville, Indiana 46410, to MICHIGAN AVENUE 2.7 LLC, an Indiana limited liability company created, and existing under and by virtue of the laws of the State of Indiana ("Grantee"), whose legal address is 645 N. Kingsbury Street, #2001, Chicago, IL 60654.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee and to Grantee's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to-wit:

See attached Legal Description

Address of Real Estate: 1455 S. Michigan Avenue, Chicago, Cook County, Illinois

Parcel Number: 17-22-108-012-0000; 17-22-108-013-0000; 17-22-108-014-000;
17-22-108-015-0000

S
P
S
SC
INT

Together with 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

Near North National Title
222 N. LaSalle
Chicago, IL 60601

170122235 52 1 of 4

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EXHIBIT A Permitted Encumbrances

- a. Covenants, conditions and restrictions of record;
- b. Private, public and utility easements and roads and highways, if any;
- c. Party wall rights and agreements, if any;
- d. Existing leases and tenancies;
- e. Special taxes or assessments for improvements not yet completed;
- f. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed
- g. General taxes for the year 2012 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2012

City of Chicago
Dept. of Finance
635401
1/9/2012 15.54
dr00762



Real Estate
Transfer
Stamp
\$26,775.00
Batch 5,772,429

STATE OF ILLINOIS
JAN. -9. 13
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0255000
FP 103037
0000012809

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. -9. 13
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0127500
FP 103042
0000012807

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

LOTS 29 AND 30 IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATRIX IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 48 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST LINE OF MICHIGAN AVENUE AT A POINT 12.233 CHAINS NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION (SAID POINT BEING ON THE SOUTH LINE OF LAND FORMERLY OF FILES SPRING) RUNNING THENCE EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH, A DISTANCE OF 25.70 FEET; THENCE WEST, A DISTANCE OF 160.00 FEET TO THE EAST LINE OF MICHIGAN AVENUE AND THENCE NORTH, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, BEING THE SAME AS:

ALL OF LOT 4 IN BLOCK 20 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 IN FOSTER AND BUSBY'S SUBDIVISION OF LOTS 11 TO 14 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 20 AND 8.94 FEET NORTH OF AND ADJOINING SAME OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.