

# UNOFFICIAL COPY

THIS DOCUMENT WAS )  
PREPARED BY: )

Katten Muchin Rosenman LLP )  
525 W. Monroe St. )  
Chicago, Illinois 60661 )  
Attn: Jason R. Gorczynski, Esq. )

AFTER RECORDING )  
RETURN TO AND MAIL )  
SUBSEQUENT TAX BILLS TO: )

Wells and Scott Development )  
Partners LLC )  
c/o Harlem Irving Companies, Inc. )  
4104 North Harlem Avenue )  
Norridge, Illinois 60706 )  
Attn: Gregory E. Fix, Esq. )



Doc#: 1302516089 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2013 02:47 PM Pg: 1 of 5

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 24<sup>th</sup> day of January, 2013, by GROSSPROPS ASSOCIATES L.L.C., an Illinois limited liability company (the "Grantor"), having an office at 151 East Lake Cook Road, Palatine, Illinois 60074, to WELLS AND SCOTT DEVELOPMENT PARTNERS LLC, an Illinois limited liability company (the "Grantee"), having an office at c/o Harlem Irving Companies, Inc., 4104 North Harlem Avenue, Norridge, Illinois 60706.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook, and State of Illinois, commonly known as 1220 North Wells Street, Chicago, Illinois 60610 and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

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Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

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Property of Cook County Clerk's Office

City of Chicago  
Dept. of Finance  
636177  
1/24/13 12:39  
DR434



Real Estate  
Transfer  
Stamp  
\$69,825.00  
Batch 5 840 805

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
JAN. 25. 13  
REVENUE STAMP



REAL ESTATE  
TRANSFER TAX  
03325.00  
FP 103042

# 0000042392

STATE OF ILLINOIS  
JAN. 25. 13  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



REAL ESTATE  
TRANSFER TAX  
06650.00  
FP 103037

# 0000013134

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**IN WITNESS WHEREOF**, the Grantor has caused its name to be signed to this Special Warranty Deed on the date first set forth above.

**GRANTOR:**

GROSSPROPS ASSOCIATES, L.L.C.,  
an Illinois limited liability company

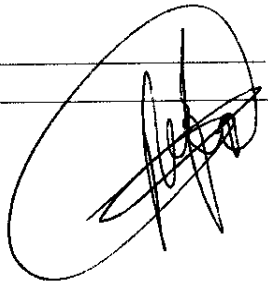
By:   
Name: Gary Grossinger  
Title: Manager

STATE OF Illinois )  
 ) ss:  
COUNTY OF Cook )

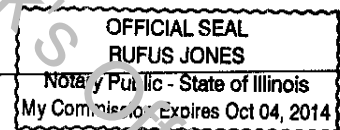
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gary Grossinger, as a manager of GROSSPROPS ASSOCIATES, L.L.C., an Illinois limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 23 day of January, 2013.

Notary Public: \_\_\_\_\_



Commission Expiration:



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 2 TO 7, BOTH INCLUSIVE, AND THE PRIVATE ALLEY WEST OF AND ADJOINING SAID LOT 7 IN HUEHN'S SUBDIVISION OF LOT 191 IN BRONSON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 192 (EXCEPT THE WEST 25 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS.

Common Address: 1220 N. Wells St., Chicago, Illinois 60610

PIN: 17-04-220-015-0000

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## EXHIBIT B

### **Permitted Exceptions**

1. LIEN OF GENERAL REAL ESTATE TAXES FOR THE CALENDAR YEAR 2012 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 03-1306 PREPARED BY JENS K. DOE DATED JULY 16, 2003.

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