

89 32209 slc  
201302268

# UNOFFICIAL COPY



Doc#: 1303542033 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2013 10:53 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Stephen S. Herseth, Esq.  
MB Financial Bank, N.A.  
6111 North River Road  
Rosemont, IL 60018

AFTER RECORDING, RETURN TO:

Scott Sandroff  
Scott Sandroff Ltd.  
111 Pfingsten Road, Suite 114  
Deerfield, IL 60015

(Space Above Line for Recorder's Use Only)

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, MB777, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to ~~South West~~ Houses LLC, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

BOX 333-CT


S Y  
P 5  
S N  
SC Y  
INT Y



**UNOFFICIAL COPY**


IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this  
17<sup>th</sup> day of January, 2013.

GRANTOR:

MB777, LLC, an Illinois limited liability company

By:   
 Name: Vincent G. Laughlin  
 Title: Manager

<b>REAL ESTATE TRANSFER</b>	01/22/2013
 	<b>COOK</b> \$32.00
	<b>ILLINOIS:</b> \$64.00
	<b>TOTAL:</b> \$96.00
16-12-426-035-1003   20130101601843   FHPVJZ	

<b>REAL ESTATE TRANSFER</b>	01/22/2013
	<b>CHICAGO:</b> \$480.00
	<b>CTA:</b> \$192.00
	<b>TOTAL:</b> \$672.00
16-12-426-035-1003   20130101601843   2G67Z5	

# UNOFFICIAL COPY

STATE OF ILLINOIS           )  
  ) SS  
COUNTY OF COOK            )

I, Nancy B. Sherman, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Vincent G. Laughlin, the Manager of **MB777, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her/their free and voluntary act in his/her/their capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17<sup>th</sup> day of January, 2013.



Nancy B. Sherman  
Notary Public

My Commission Expires 2/16/2013 {SEAL}

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF LAND

**PARCEL 1:**

**UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2637 W. WARREN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020892439 IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS**

16-12-426-0035-1003

2637 W Warren Blvd. 3

Chicago - Ill 60612-2057

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2012 AND 2013  
2013 TAXES ARE NOT YET DUE OR PAYABLE.  
2012 FIRST INSTALLMENT NOT YET DUE OR PAYABLE
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS, ACTS DONE OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED AND CONDOMINIUM DECLARATION AND BYLAWS, IF ANY.

Property of Cook County Clerk's Office