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SPECIAL WARRANTY DEED



Doc#: 1305345077 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2013 03:11 PM Pg: 1 of 4

8893874 DL DG
1084
THIS INDENTURE, made this 2nd day of February, 2013, between MCZ Evergreen LLC, an Illinois limited liability company, party of the first part, and West Evergreen LLC, an Illinois limited liability company, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises (or any portion thereof), against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-06-120-003, 004, 005 and 006

Address(es) of real estate: 2147-51 W. Evergreen, Chicago, IL

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

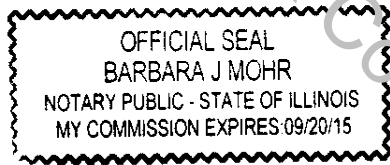
MCZ Evergreen LLC,
an Illinois limited liability company

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, Barbara J Mohr, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Haft, personally known to me to be a Manager of MCZ Evergreen LLC, an Illinois limited liability company and 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24 day of February, 2013.



Barbara J Mohr
Notary Public

Commission expires: _____

This instrument prepared by: James G. Haft, Esq., 400 Skokie Boulevard, Suite 700, Northbrook, IL 60062

MAIL TO:

Mary C. Taylor, Esq.
Lindquist & Vennum P.L.L.P.
4200 IDS Center
80 S. Eighth Street
Minneapolis, MN 55402

SEND SUBSEQUENT TAX BILLS TO:

West Evergreen LLC
c/o The Blackhawk Investment Group, LLC
7120 Northland Terrace
Brooklyn Park, MN 55428

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 18, 19, 20 AND 21 IN BLOCK 15 IN D. S. LEE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 2147-51 W. Evergreen, Chicago, Illinois



Permanent Index Numbers:

17-06-120-003-0000


17-06-120-004-0000

17-06-120-005-0000

17-06-120-006-0000

REAL ESTATE TRANSFER		02/22/2013
	COOK	\$2,850.00
	ILLINOIS:	\$5,700.00
	TOTAL:	\$8,550.00

17-06-120-003-0000 | 20130201600333 | 32RDCC

REAL ESTATE TRANSFER		02/22/2013
	CHICAGO:	\$42,750.00
	CTA:	\$17,100.00
	TOTAL:	\$59,850.00

17-06-120-003-0000 | 20130201600333 | 4APEVD

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EXHIBIT B

PERMITTED EXCEPTIONS

Permitted Encumbrances:

1. THE LEASES
2. THE LIEN OF REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
3. ZONING, BUILDING CODES AND OTHER LAND USE LAWS REGULATING THE USE OR OCCUPANCY OF THE PROPERTY OR THE ACTIVITIES CONDUCTED THEREON WHICH ARE IMPOSED BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROPERTY.
4. Matters done or suffered by Buyer or its agents.
5. DECLARATION OF RESTRICTIVE COVENANT EXECUTED BY WICKER PARK PROPERTIES, INC., RECORDED SEPTEMBER 8, 2006 AS DOCUMENT 0625110069.
(AFFECTS LOTS 20 AND 21)
6. DECLARATION OF RESTRICTIVE COVENANT EXECUTED BY WICKER PARK PROPERTIES, INC., RECORDED SEPTEMBER 8, 2006 AS DOCUMENT 0625110070.
(AFFECTS LOTS 18 AND 19)
7. DECLARATION OF COMMON DRIVE EASEMENT & MAINTENANCE AGREEMENT FOR THE PROPERTIES AT 2147 WEST EVERGREEN & 2151 WEST EVERGREEN, EXECUTED BY WICKER PARK PROPERTIES, INC., AN ILLINOIS CORPORATION, RECORDED OCTOBER 20, 2006 AS DOCUMENT 0629316071.
8. ENCROACHMENT OF THE FENCE POST LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.83 FEET AND 0.98 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 11-83928 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED JULY 29, 2011.
9. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.07 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 11-83928 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED JULY 29, 2011.