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SPECIAL WARRANTY DEED

Doc#: 1308045047 Fee: \$52.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 12:20 PM Pg: 1 of 8

Above Space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED, made this 14 day of March, 2013 between 625 W. Division Condominiums L.P., an Illinois limited partnership, party of the first part, and 625 WEST DIVISION, LLC, an Oregon limited liability company, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs, successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.

Permanent Real Estate Index Numbers: 17-04-303-001-0000, 17-04-303-002-0000;
17-04-303-003-0000; and 17-04-303-010-0000

Address of real estate: 617-27 W Division, 1145-75 N Howe and 614-26 W Elm, Chicago,
Illinois 60610-1003

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, successors 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, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to all conditions, restrictions, easements and encumbrances listed on Exhibit B; zoning ordinances and governmental regulations; and the lien of real estate taxes and installments of assessments not yet due and payable.

Box 400-CTCC

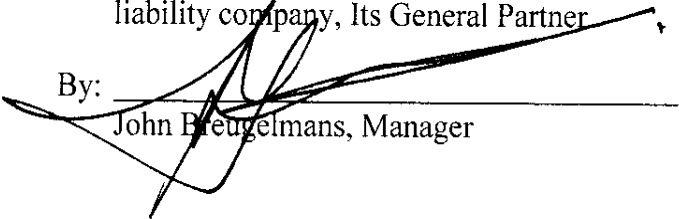
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IN WITNESS WHEREOF, said part of the first part has caused its seal to be affixed, and has caused its name to be signed to these presents, the day and year first written above.

625 W. Division Condominiums L.P., an Illinois limited partnership

By: 625 West Division LLC, an Illinois limited liability company, Its General Partner

By: 
John Breugelmanns, Manager


THIS DOCUMENT WAS PREPARED BY:
William J. Ralph
Law Office of William J Ralph LLC
14641 Lavergne
Midlothian, Illinois 60445

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:



OLA Piper LLP (us)
203 North LaSalle, Suite 1900
Chicago, IL 60601
Attn: Eric Sitkoff

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

625 W. Division LLC
1477 NW Everett St.
Portland Oregon 97209
Attn: Kelly Saito

REAL ESTATE TRANSFER		03/15/2013
	CHICAGO:	\$37,500.00
	CTA:	\$15,000.00
	TOTAL:	\$52,500.00

17-04-303-001-0000 | 20130201605501 | PU1JV9

REAL ESTATE TRANSFER		03/15/2013
 	COOK	\$2,500.00
	ILLINOIS:	\$5,000.00
	TOTAL:	\$7,500.00

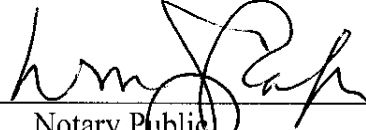
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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

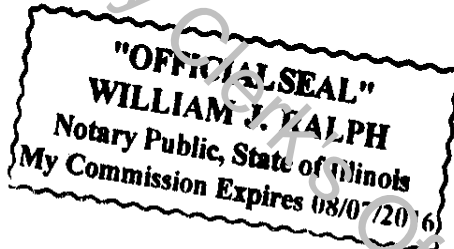
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that John Breugelmans personally known to me to be the Manager of 625 West Division LLC, an Illinois limited liability company, the General Partner of 625 W. Division Condominiums L.P., an Illinois limited partnership, 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 that he signed and delivered said instrument pursuant to authority granted to him under the operating agreement of such company and as his free and voluntary act, and as the free and voluntary act of said 625 W. Division LLC, an Illinois limited liability company, the General Partner of 625 W. Division Condominiums L.P. for the uses and purposes therein set forth.

Given under my hand and official seal on March 14, 2013.



 Notary Public

My Commission Expires:

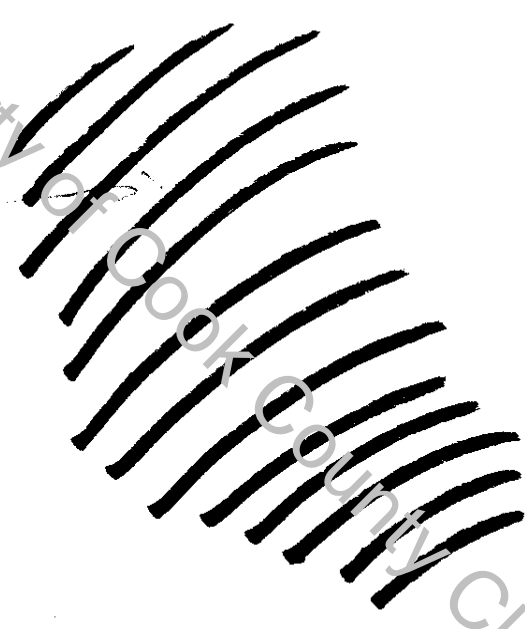


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EXHIBIT A

Legal Description

Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE A (CONTINUED)

POLICY NUMBER: 1401 - 008932505 - D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 AND THE WEST 1/2 OF LOT 2 IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6, 7, 8 AND 9 IN BLOCK 88 OF ELSTON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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ASSOCIATION

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EXHIBIT B

PERMITTED EXCEPTIONS

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CHICAGO TITLE INSURANCE COMPANY
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OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008932505 - D2

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

AA 6. NOTE: THIS IS A PRO FORMA POLICY FURNISHED TO OR ON BEHALF OF THE PARTY TO BE INSURED. IT DOES NOT REPRESENT THE PRESENT STATE OF TITLE AND IS NOT A COMMITMENT TO INSURE THE ESTATE OR INTEREST AS SHOWN HEREIN, NOR DOES IT EVIDENCE THE WILLINGNESS OF THE COMPANY TO PROVIDE ANY AFFIRMATIVE COVERAGE SHOWN HEREIN. ANY SUCH COMMITMENT MUST BE AN EXPRESS WRITTEN UNDERTAKING ON APPROPRIATE FORMS OF THE COMPANY.

AV 7. 1. TAXES FOR THE YEAR(S) 2012 AND 2013
 2013 TAXES ARE NOT YET DUE OR PAYABLE.
 2012 FINAL INSTALLMENT ARE NOT YET DUE OR PAYABLE.

PERM TAX#	PCL
17-04-303-001-0000	1 OF 4
THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY. PART OF LOT 1	
17-04-303-002-0000	2 OF 4
THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY. PART OF LOT 1	
17-04-303-003-0000	3 OF 4
THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY. WEST HALF OF LOT 2	
17-04-303-010-0000	4 OF 4
THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY. PARCEL 2	

AO 8. ENCROACHMENT OF THE ONE AND TWO STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.10 TO 0.31 OF A FOOT, SOUTH AND ADJOINING BY APPROXIMATELY 0.07 OF A FOOT AND WEST AND ADJOINING BY APPROXIMATELY 0.02 TO 0.06 OF A FOOT, AS SHOWN ON PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN DATED FEBRUARY 5, 2013 AND DESIGNATED JOB NO. 2013-17403-001 AND LAST REVISED MARCH 11, 2013 AS NUMBER 2013-17536.

CHICAGO TITLE INSURANCE COMPANY
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 OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008932505 - D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

(AFFECTS PARCEL 2)

- AP 9. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.02 OF A FOOT AND OF TWO AUTO SPRINKLERS ONTO THE PROPERTY SOUTH AND WEST AND ADJOINING BY UNDISCLOSED AMOUNTS, AS SHOWN ON PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN DATED FEBRUARY 5, 2013 AND DESIGNATED JOB NO. 2013-17403-001 AND LAST REVISED MARCH 11, 2013 AS NUMBER 2013-17536.

(AFFECTS PARCEL 1)

- AU 10. UNRECORDED EASEMENTS, IF ANY IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES FOR THE RIGHT TO MAINTAIN AND REPAIR STORM CATCH BASIN AND CONCRETE PAD, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN DATED FEBRUARY 5, 2013 AND DESIGNATED JOB NO. 2013-17403-001 AND LAST REVISED MARCH 11, 2013 AS NUMBER 2013-17536.

(AFFECTS PARCEL 1)