



Doc#: 1310831082 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2013 02:53 PM Pg: 1 of 4

ACS 5797836 2013

PREPARED BY:

Robert G. Higgins
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NCB DEVELOPMENT XXVI, LLC**, an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **CLYBOURN CONSTRUCTION, LLC**, an Illinois limited liability company, ("Grantee"), having an address of 3528 Walnut Avenue, Wilmette, Illinois 60091, and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

| REAL ESTATE TRANSFER | 04/18/2013 |
|----------------------|-----------------------------|
| | CHICAGO: \$10,500.00 |
| | CTA: \$4,200.00 |
| | TOTAL: \$14,700.00 |

14-30-400-065-0000 | 20130401600616 | 5NKCTN

| REAL ESTATE TRANSFER | 04/18/2013 |
|----------------------|-----------------------------|
| | COOK \$700.00 |
| | ILLINOIS: \$1,400.00 |
| | TOTAL: \$2,100.00 |

14-30-400-065-0000 | 20130401600616 | LW6CLX

UNOFFICIAL COPY

ADDRESS OF REAL ESTATE:

2440-50 North Clybourn Avenue
Chicago, Illinois 60614

PERMANENT TAX IDENTIFICATION NOS.:

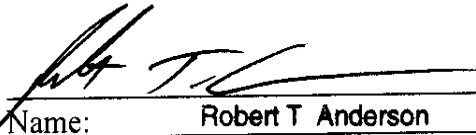
14-30-400-065-0000
14-30-400-019-0000
14-30-400-020-0000

9th IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this day of April, 2013.

GRANTOR:

NCB DEVELOPMENT XXVI, LLC,
an Illinois limited liability company

By:


Name: Robert T Anderson
Title: Manager

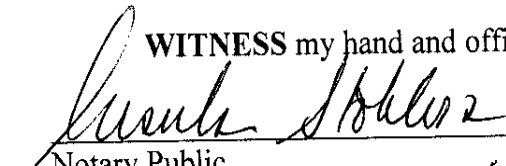
STATE OF ILLINOIS)

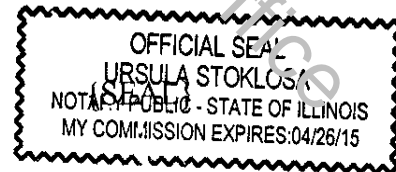
) SS.

COUNTY OF COOK)

On April 9, 2013, before me, Ursula Stoklosa, a Notary Public in and for said County and State, personally appeared Robert T Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 4/26/15



RETURN TO:

SEND SUBSEQUENT TAX BILLS TO:

~~Rick J. Erickson~~ Clybourn Construction
~~716 Lee Street~~ 3528 WALNUT AVE
~~Des Plaines, Illinois 60016~~ Wilmette,

3528 Walnut Avenue
Wilmette, Illinois 60091



IL
60091

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 7 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND THAT PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2440-50 NORTH CLYBOURN
CHICAGO, ILLINOIS 60605

PERMANENT TAX ID NOS. 14-30-400-065-0000
14-30-400-019-0000
14-30-400-020-0000

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2012 (second installment only) and 2013.

Permanent Index Nos.: 14-30-400-065-0000
 14-30-400-019-0000
 14-30-400-020-0000

2. Existing unrecorded leases, if any, and the rights of all parties claiming thereunder.

Property of Cook County Clerk's Office