

UNOFFICIAL COPY

(1 of 2)

THIS INSTRUMENT PREPARED BY:

Spiro G. Zarkos
Kaplan Papadakis & Gournis, P.C.
180 N. LaSalle Street, Suite 2108
Chicago, Illinois 60601



Doc#: 1312733088 Fee: \$64.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2013 01:42 PM Pg: 1 of 3

AND AFTER RECORDING RETURN TO:

1482 Milwaukee, LLC
c/o Dean J. Papadakis
180 N. LaSalle Street, Suite 2108
Chicago, Illinois 60601

E ONLY

SPECIAL WARRANTY DEED

This conveyance by Special Warranty Deed, made as of April 5, 2013 from GCB REAL ESTATE SERIES, LLC (4800 N. CLARK SERIES), an Illinois limited liability company, with an address of 1201 North Clark Street, Suite 204, Chicago, Illinois 60610 ("Grantor") to 1482 MILWAUKEE, LLC, an Illinois limited liability company, with an address of 180 N. LaSalle Street, Suite 2108, Chicago, Illinois 60601 ("Grantee").

Witnesseth, that Grantor, for and in consideration of Ten Dollars and no cents (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby Convey unto Grantee, and its successors and assigns forever, all of that certain real estate situated in the County of Cook, State of Illinois known as 1506-14 West Lawrence Avenue & 4800-04 North Clark Street, Chicago, Illinois with a Parcel Identification Number of 14-08-315-042-0000 and legally described in Exhibit A attached and incorporated hereto (the "Property"), and all of the estate, right, title, interest, claim or demand whatsoever in and to the Property, with the hereditament and appurtenances thereto.

To have and to hold the Property unto Grantee, and to its successors and assigns in fee simple forever. And Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree to and with Grantee, and its successors and assigns that it has not done or caused to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein provided; and that it will warrant and defend, the title and quiet possession of the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations, and other exceptions of record.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed as of this 5th day of April, 2013.

Box 400-CTCC

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C.T.I.C. SA6270253 KARSA

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 AND ALL THAT PART OF LOT 2 LYING SOUTH OF A LINE DRAWN EAST AND WEST THROUGH LOT 2 AND PARALLEL WITH AND 25 FEET NORTH OF SOUTH LINE OF SAID LOT 2 IN BUSCHER'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1506-14 W. LAWRENCE AVE, CHICAGO 60640 AND
TAX NO. 14-08-315-042 + 4800-04 N. CLARK ST.

Property of Cook County Clerk's Office