UNOFFICIAL COPY

(10f2)

THIS INSTRUMENT PREPARED BY:

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

AND AFTER RECORDING RETURN TO:

1482 Milwaukee, LLC c/o Dean J. Papadakis 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

E ONLY

SPECIAL WARRANTY DEED

This conveyance by Special Warranty Deed, made as of April 5, 2013 from GCB REAL ESTATE SERIES, LLC (4600 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 ("Grante").

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 centain real estate situated in the County of Cook, State of Illinois known as 1506-14 West Lawrence Average & 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 a signs 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

1312733088D Page: 2 of 3

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GRANTOR:

GCB REAL ESTATE SERIES, LLC (4800 N. CLARK SERIES)

an Illinois limited liability company

By: Gold Coast Bank, an Illinois state bank

Its: Initial Member

Name: John Drivas l s: Vice President

STATE OF ILLINOIS

COUNTY OF COOK

I, Series G. Theles, a Notary Public in and for said County, in the State aforesaid, certify that John Drivas, as Vice President of Gold Coast Bank, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and action whedged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal, this 5th day of April, 2013.

OFFICIAL SEAL SPIRC C. ZARKOS NOTARY PUBLIC. TATE OF ILLINOIS MY COMMISSION EXPIR 5 7-31-2016

SEND TAX BILLS TO:

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

REAL ESTATE TRANSFER

94/17/2013 CHICAGO: **\$**0,750,00

CTA: \$1,500.00 TOTAL: \$5,250.00

14-08-315-042-0000 | 20130401601162 | SUTJUJ

REAL ESTATE TRANSFER

04/17/2013 COOK \$250.00 ILLINOIS: \$500.00 TOTAL: 14-08-315-042-0000 | 20130401601162 | EKGMTO \$750.00

1312733088D Page: 3 of 3

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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 1/4 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 AND 1-5/4-1. TODERTY OF COOK COUNTY CLERK'S OFFICE TAX NO. 14-08-315-042