

# UNOFFICIAL COPY



13137120130

## SPECIAL WARRANTY DEED

Doc#: 1313712013 Fee: \$50.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2013 08:53 AM Pg: 1 of 7

THIS INDENTURE, made this 23<sup>rd</sup> day of April, 2013, between BB DEVELOPMENT V, LLC, an Illinois limited liability company, party of the first part, and Devon RCF, 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):  
11-31-316-048-0000  
11-31-316-049-0000  
11-31-316-050-0000  
11-31-316-051-0000  
11-31-316-052-0000  
11-31-316-053-0000  
11-31-316-054-1002  
11-31-316-054-1005  
11-31-316-054-1006  
11-31-316-054-1009  
11-31-316-054-1011

Address(es) of real estate: 2140-52 W. Devon, Chicago, Illinois 60659

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

8132404 DZ AY 1 OF 1

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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.

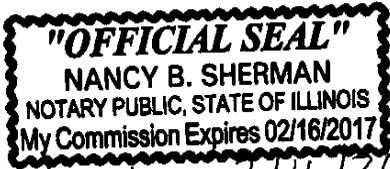
BB DEVELOPMENT V, LLC,  
an Illinois limited liability company

By: [Signature]  
Its: Manager

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, Nancy B. Sherman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert T. Anderson, personally known to me to be a manager of BB Development V, 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/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of April, 2013.



Nancy B. Sherman  
Notary Public

Commission expires: 2/16/2017

This instrument prepared by: C. Grant McCorkhill, Esq., Holland & Knight LLC  
131 South Dearborn Street, 30<sup>th</sup> Floor, Chicago, IL 60603

MAIL TO:  
Tom V. Mathai, Esq.  
Attorney and Counselor at Law  
4001 W. Devon Avenue, Suite 208  
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:  
Devon RCF, LLC  
c/o Tom Mathai  
4001 W. Devon, Suite 208  
Chicago, Illinois 60646

| REAL ESTATE TRANSFER | 05/01/2013        |
|----------------------|-------------------|
| CHICAGO:             | \$4,312.50        |
| CTA:                 | \$1,725.00        |
| <b>TOTAL:</b>        | <b>\$6,037.50</b> |



11-31-316-048-0000 | 20130301606350 | 77P401

| REAL ESTATE TRANSFER | 05/01/2013      |
|----------------------|-----------------|
| COOK                 | \$287.50        |
| ILLINOIS:            | \$575.00        |
| <b>TOTAL:</b>        | <b>\$862.50</b> |



11-31-316-048-0000 | 20130301606350 | EY6536

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 2140-2W, 2140-4E, 2140-4W, 2144-3E AND 2144-2E IN DEVON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 4 IN DEVON WESTERN ADDITION TO ROGERS PARK SUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617110067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

#### COMMERCIAL SPACE EAST (LOT 11):

THAT PART OF LOT 11 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 2.49 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE INTERIOR WALL OF COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION +25.98 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +35.88 (CHICAGO DATUM); THENCE WEST 19.22 FEET; THENCE NORTH 4.17 FEET; THENCE EAST 5.27 FEET; THENCE NORTH 1.18 FEET; THENCE WEST 4.00 FEET; THENCE NORTH 21.50 FEET; THENCE WEST 0.36 FEET; THENCE NORTH 6.85 FEET; THENCE EAST 0.37 FEET; THENCE NORTH 11.48 FEET; THENCE EAST 0.35 FEET; THENCE NORTH 5.54 FEET; THENCE EAST 4.50 FEET; THENCE SOUTH 0.10 FEET; THENCE EAST 8.95 FEET; THENCE SOUTH 5.20 FEET; THENCE EAST 4.28 FEET; THENCE SOUTH 13.60 FEET; THENCE WEST 0.80 FEET; THENCE SOUTH 1.30 FEET; THENCE EAST 0.80 FEET; THENCE SOUTH 24.21 FEET; THENCE WEST 0.20 FEET; THENCE SOUTH 6.33 FEET TO THE POINT OF THE BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

**UNOFFICIAL COPY****PARCEL 3:****COMMERCIAL SPACE WEST (LOT 12):**

THAT PART OF LOT 12 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 2.52 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF THE BEGINNING SAID POINT BEING THE SOUTHWEST CORNER OF THE INTERIOR OF COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION +25.43 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +35.3 (CHICAGO DATUM); THENCE NORTH 6.45 FEET; THENCE WEST 0.2 FEET; THENCE NORTH 24.32 FEET; THENCE EAST 1.17 FEET; THENCE NORTH 1.32 FEET; THENCE WEST 1.17 FEET THENCE NORTH 13.34 FEET; THENCE EAST 3.46 FEET; THENCE SOUTH 1.9 FEET; THENCE EAST 8.96 FEET; THENCE NORTH 6.31 FEET; THENCE EAST 5.6 FEET; THENCE SOUTH 12.86 FEET; THENCE EAST 8.56 FEET; THENCE SOUTH 3.85 FEET; THENCE WEST 8.56 FEET; THENCE SOUTH 15.65 FEET; THENCE WEST 0.30 FEET; THENCE SOUTH 0.10 FEET; THENCE EAST 0.30 FEET; THENCE SOUTH 12.03 FEET; THENCE WEST 3.86 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.25 FEET; THENCE SOUTH 4.16 FEET; THENCE WEST 19.25 FEET TO THE POINT OF THE BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

**PARCEL 4:****COMMERCIAL SPACE EAST (LOT 13)**

THAT PART OF LOT 13 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +24.53 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +34.52 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE SOUTH LINE OF LOT 13, A DISTANCE OF 2.51 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 0.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE WEST 19.11 FEET; THENCE NORTH 4.16 FEET; THENCE EAST 5.33 FEET; THENCE NORTH 1.20 FEET; THENCE WEST 3.95 FEET; THENCE NORTH 21.55 FEET; THENCE WEST 0.97 FEET; THENCE NORTH 4.55 FEET; THENCE EAST 0.95 FEET; THENCE NORTH 18.60 FEET; THENCE

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EAST 13.59 FEET; THENCE SOUTH 4.65 FEET; THENCE EAST 4.33 FEET; THENCE SOUTH 12.77 FEET; THENCE WEST 0.70 FEET; THENCE SOUTH 2.55 FEET; THENCE EAST 0.70 FEET; THENCE SOUTH 23.97 FEET; THENCE WEST 0.17 FEET; THENCE SOUTH 6.27 FEET; TO THE POINT OF BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

PARCEL 5:

COMMERCIAL SPACE WEST (LOT 14)

THAT PART OF LOT 14 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.88 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.88 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 2.45 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE NORTH 6.43 FEET; THENCE WEST 0.25 FEET; THENCE NORTH 12.87 FEET; THENCE EAST 0.85 FEET; THENCE NORTH 1.43 FEET; THENCE WEST 0.85 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 13.92 FEET; THENCE NORTH 0.57 FEET; THENCE EAST 3.56 FEET; THENCE SOUTH 5.15 FEET; THENCE EAST 0.55 FEET; THENCE SOUTH 20.90 FEET; THENCE WEST 3.97 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.30 FEET; THENCE SOUTH 4.15 FEET; THENCE WEST 19.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

PARCEL 6:

COMMERCIAL SPACE EAST (LOT 15)

THAT PART OF LOT 15 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.39 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.39 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 2.59 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS, THENCE WEST 19.15 FEET; THENCE NORTH 4.20 FEET; THENCE EAST 5.33 FEET; THENCE NORTH 1.16

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FEET; THENCE WEST 3.94 FEET; THENCE NORTH 18.36 FEET; THENCE EAST 0.90 FEET; THENCE NORTH 7.87 FEET; THENCE DEFLECTING EAST FROM THE LAST DESCRIBED COURSE AT AN ANGLE OF 48 DEGREES, 25 MINUTES, 00 SECONDS (CALC), 4.40 FEET; THENCE NORTH 9.52 FEET; THENCE EAST 10.50 FEET; THENCE NORTH 1.54 FEET; THENCE EAST 3.39 FEET; THENCE SOUTH 11.95 FEET; THENCE WEST 0.58 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 0.58 FEET; THENCE SOUTH 24.18 FEET; THENCE WEST 0.24 FEET; THENCE SOUTH 6.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALL)

PARCEL 7:

COMMERCIAL SPACE WEST (LOT 15)

THAT PART OF LOT 16 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND AS ABOVE A HORIZONTAL PLANE OF ELEVATION +22.89 (CHICAGO DATUM) AND BELOW A HORIZONTAL PLANE OF ELEVATION +32.86 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE EAST ALONG THE SOUTH LINE OF LOT 16, A DISTANCE OF 2.58 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS, THENCE NORTH 6.43 FEET; THENCE WEST 0.22 FEET; THENCE NORTH 25.65 FEET; THENCE EAST 0.65 FEET; THENCE NORTH 5.40 FEET; THENCE WEST 0.65 FEET; THENCE NORTH 8.00 FEET; THENCE EAST 4.36 FEET; THENCE NORTH 4.55 FEET; THENCE EAST 13.58 FEET; THENCE SOUTH 18.87 FEET; THENCE EAST 0.80 FEET; THENCE SOUTH 6.47 FEET; THENCE WEST 0.85 FEET; THENCE SOUTH 19.46 FEET; THENCE WEST 3.95 FEET; THENCE SOUTH 3.16 FEET; THENCE EAST 5.35 FEET; THENCE SOUTH 4.19 FEET; THENCE WEST 19.12 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
2. PUBLIC AND UTILITY EASEMENTS;
3. ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
4. EXISTING LEASES AND TENANCIES; IF ANY;
5. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED;  
AND
6. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

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