



Doc#: 1314041098 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2013 01:09 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This space reserved for Recorder's use only.

GRANTOR, 4130 S. WESTERN, LLC, An Illinois limited liability company, having its principal place of business at 908 N. Halsted Street, Chicago, Illinois 60642, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the Grantee,

AOP, LLC, an Illinois limited liability company, having its principal place of business at 3940 W. Washington Blvd., Chicago, Illinois, the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: 19-01-215-160-0000; and 19-01-215-161-0000

Commonly Known As: 4130 S. Western Ave., Chicago, Illinois 60609

TO HAVE AND HOLD said premises, forever. SUBJECT TO: Matters shown on Exhibit B attached hereto and made a part hereof.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 FOREVER DEFEND.

Box 400-CTCC

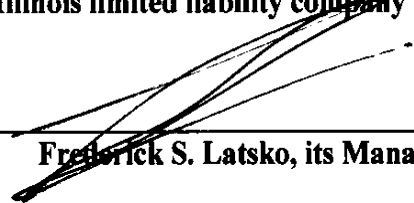
S Y
P 4
S N
SC Y
INT Y

8933121 D2 DG Y or S

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 3rd day of May, 2013

**4130 S. WESTERN, LLC,
An Illinois limited liability company**

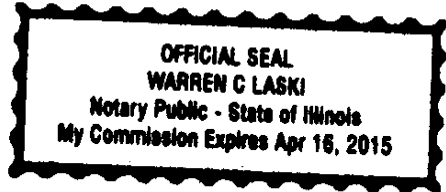
By: 
Frederick S. Latsko, its Manager


STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that FREDERICK S. LATSKO, the Manager of 1430 S. Western, LLC, 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, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 3rd day of May, 2013




Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
Tax Bill To: AOP, LLC, 3940 W. Washington Blvd., Chicago, Illinois 60624
Return To: STEPHEN A. GORMAN, ESQ. 6633 N. Ponchartrain Blvd., Illinois 60646

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EXHIBIT "A" LEGAL DESCRIPTION


PARCEL 1:

LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 4, 5, 6, AND 7 IN BLOCK 1 IN HALL'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 28 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER		05/03/2013
	COOK	\$273.25
	ILLINOIS:	\$546.50
	TOTAL:	\$819.75
19-01-215-160-0000 20130501600394 XSNQG8		

REAL ESTATE TRANSFER		05/03/2013
	CHICAGO:	\$4,098.75
	CTA:	\$1,639.50
	TOTAL:	\$5,738.25
19-01-215-160-0000 20130501600394 NOH477		

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2012 AND SUBSEQUENT YEARS

2. ENCROACHMENT OF THE WOOD FENCE ATOP CONCRETE RETAINING WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AMOUNTS VARYING FROM APPROXIMATELY 0.09 FEET TO 0.35 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 101489 PREPARED BY GREMLEY & BIEDERMANN, INC. DATED APRIL 20, 2001.

3. ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 101489 PREPARED BY GREMLEY & BIEDERMANN, INC. DATED APRIL 20, 2001.