

# UNOFFICIAL COPY



THIS DEED WAS PREPARED BY:  
Matthew Brotschul  
Brotschul Potts LLC  
230 W. Monroe Street, Suite 230  
Chicago, Illinois 60606

Doc#: 1316312061 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2013 01:47 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of May 15 2013, from **Scherston Real Estate Investments, LLC**, an Illinois limited liability company, having an address of 1199 E. Higgins Road, Schaumburg, Illinois 60173 ("Grantor"), to *152 SPD, LLC, an Illinois limited liability company* having an address of *152 W. Huron, Suite 100, Chicago, Illinois, 60610* ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

889478 D2RF 107 #

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

The Real Property is being transferred "as is" with no representations or warranties of any sort

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

**Scherston Real Estate Investments, LLC,**  
an Illinois limited liability company

By:

Alexander Dean, authorized signatory

Box 400-CTCC

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P 3  
S W  
SC W  
INT W

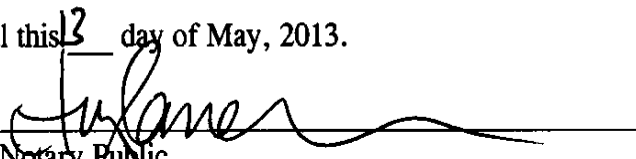
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## ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DuPage )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, **Alexander Dean**, the authorized signatory of **SCHERSTON REAL ESTATE INVESTMENTS, LLC**, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 13 day of May, 2013.



  
\_\_\_\_\_  
Notary Public

My commission expires on 5/3, 14



<b>REAL ESTATE TRANSFER</b>	05/20/2013
	<b>CHICAGO:</b> \$2,242.50
	<b>CTA:</b> \$897.00
	<b>TOTAL:</b> \$3,139.50

17-09-210-018-0000 | 20130501603625 | D0LVLR

<b>REAL ESTATE TRANSFER</b>	05/20/2013
 	<b>COOK</b> \$149.50
	<b>ILLINOIS:</b> \$299.00
	<b>TOTAL:</b> \$448.50

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## EXHIBIT "A" Legal Description

PARCEL 1:

FIRST FLOOR:

ALL THAT PART OF THE REAL ESTATE DESCRIBED HEREIN LYING BETWEEN THE ELEVATIONS OF 18.260 C.C.D. AND 31.410 C.C.D., DESCRIBED AS FOLLOWS: COMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT:

THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;  
 THENCE NORTH 90 DEGREES EAST, ALONG THE SOUTH EXTERIOR WALL OF A 7 STORY BUILDING, 3.50 FEET; THENCE NORTH 0 DEGREES EAST 1.75 FEET; THENCE NORTH 90 DEGREES WEST, 1.68 FEET TO THE SOUTHWEST CORNER OF THE FIRST FLOOR INTERIOR COMMON SPACE; THENCE CONTINUING ALONG AN INTERIOR WALL, NORTH 0 DEGREES EAST, 20.00 FEET; THENCE NORTH 90 DEGREES EAST, 8.52 FEET, THENCE NORTH 0 DEGREES EAST, 20.94 FEET; THENCE NORTH 90 DEGREES EAST, 1.30 FEET, THENCE NORTH 0 DEGREES EAST 5.61 FEET TO THE POINT OF BEGINNING OF THE FIRST FLOOR COMMERCIAL SPACE; THENCE CONTINUING NORTH 0 DEGREES WEST, 15.18 FEET; THENCE NORTH 90 DEGREES EAST, 5.50 FEET; THENCE NORTH 0 DEGREES EAST, 33.10 FEET TO THE NORTHWEST CORNER OF SAID INTERIOR SPACE; THENCE NORTH 90 DEGREES EAST, 12.10 FEET, THENCE SOUTH 0 DEGREES WEST, 11.00 FEET; THENCE NORTH 90 DEGREES EAST, 11.05 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 0 DEGREES WEST, 27.20 FEET; THENCE SOUTH 90 DEGREES WEST, 4.00 FEET; THENCE SOUTH 0 DEGREES WEST, 18.95 FEET; THENCE NORTH 90 DEGREES EAST, 8.50 FEET; THENCE SOUTH 0 DEGREES WEST, 42.70 FEET TO THE SOUTHEAST CORNER OF SAID INTERIOR SPACE; THENCE SOUTH 90 DEGREES WEST, 1.71 FEET; THENCE SOUTH 0 DEGREES WEST, 1.07 FEET; THENCE SOUTH 90 DEGREES WEST, 9.32 FEET; THENCE NORTH 0 DEGREES WEST, 1.05 FEET; THENCE SOUTH 90 DEGREES WEST, 3.80 FEET; THENCE SOUTH 0 DEGREES WEST, 1.08 FEET; THENCE SOUTH 90 DEGREES WEST, 11.95 FEET; THENCE NORTH 0 DEGREES WEST, 1.05 FEET; THENCE SOUTH 90 DEGREES WEST, 1.40 FEET TO THE SOUTHWEST CORNER SAID INTERIOR SPACE; THENCE NORTH 0 DEGREES WEST, 47.52 FEET, THENCE SOUTH 90 DEGREES WEST, 4.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED FEBRUARY 14, 2003 AS DOCUMENT 0030228614.

CKA: 152 W. Huron, Unit 100, Chicago, Illinois 60610  
 PIN(s): 17-09-210-018-0000

After recording return deed to  
 And All future tax bills shall be sent to:  
 152 JPD, LLC.

152 W Huron St # 100  
 Chicago IL 60604