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FIRST AMERICAN TITLE
ORDER # 2429389
414

Doc#: 1317204066 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2013 11:23 AM Pg: 1 of 4

PREPARED BY:

Stephanie S. Michel, Esq.
205 West Wacker, Suite 1220
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Ian B. Hoffenberg, Esq.
Law Offices of Ian B. Hoffenberg, LLC
221 North LaSalle Street, Suite 1300
Chicago, IL 60601

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 4th day of June, 2013, between **JW STANDARD LAND LLC**, an Illinois limited liability company (the "**Grantor**"), having an address of 1144 West Fulton, Suite 210, Chicago, Illinois 60607 to and in favor of **BOLI HOLDINGS II, LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 520 West Erie Street, Suite 300-N, Chicago, Illinois, 60654.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference 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 Grantor, 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 Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 it WILL SPECIALLY WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; acts done or suffered through the Grantee; unconfirmed special governmental taxes or assessments; and existing leases and tenancies.

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Stephanie S. Michel, Esq.
205 W. Wacker
Suite 1220
Chicago, IL 60606

MAIL TAX BILLS TO:

BOLI HOLDINGS II, LLC
520 W. Erie Street
Suite 300-N
Chicago, IL 60654

RECORD AND RETURN TO:

Mr. Ian B. Hoffenberg, Esq.
Law Offices of Ian B. Hoffenberg, LLC
221 N. LaSalle Street, Suite 1300
Chicago, IL 60601

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 77 IN HALEY AND SULLIVAN FIRST ADDITION TO LONGWOOD MANOR, BEING A SUBDIVISION OF PART OF BLOCK 2 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS IN THE EAST 1/2 OF THE NORTHEAST ¼ OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ABANDONED RAILROAD RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PIN: 25-08-114-005-0000

COMMON ADDRESS: 1341 West 98th Street, Chicago, Illinois 60643