

UNOFFICIAL COPY

582496 3/4
S22496

This instrument prepared by:

Shepard Gould
Gould Law Office P.C.
33 West Monroe Street, Suite 1400
Chicago, Illinois 60603

After recording and mail subsequent tax bills to:

Bridge Development Partners, LLC
350 W. Hubbard Street, Suite 430
Chicago, Illinois 60654



Doc#: 1320044071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 12:43 PM Pg: 1 of 4

This space reserved

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 10th day of July, 2013. Bridge Property Company, LLC, an Illinois limited liability company, having an address of c/o Bridge Development Partners, LLC, 350 W. Hubbard Street, Suite 430, Chicago, Illinois 60654 ("Grantor"), for and in consideration of good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to Bridge McCook I, LLC, an Illinois limited liability company, having an address of c/o Bridge Development Partners, LLC, 350 W. Hubbard Street, Suite 430, Chicago, Illinois 60654 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway 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 the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

Front 4 under Real Estate Transfer Tax Law 35 ILCS 200/31-45

Exempt from Cook County Ord. 93-0-22 par. 1 E

07/19/13 Sign: Alleman

VILLAGE OF MCCOOK
EXEMPT
Real Estate Transfer Tax

7/19/13
Charles A. Barber

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

BRIDGE PROPERTY COMPANY, LLC, an Illinois limited liability company

By: [Signature]
Name: RONALD J. FRAIN
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

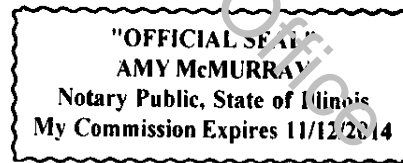
I, AMY McMURRAY, Notary Public in and for said County in the State aforesaid, do hereby certify that RONALD FRAIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 10th day of JULY, 2013.

[Signature]
Notary Public

My Commission expires:

11.12.2014



REAL ESTATE TRANSFER	07/19/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

UNOFFICIAL COPY

EXHIBIT A

Legal Description

That part of the West 1/2 of the Northeast 1/4 of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, lying North of the center line of the Chicago and Joliet Road, otherwise known and described as Route 4, more particularly described as follows:

Beginning at a point in the East line of said West 1/2, said point being 634.18 feet North of the intersection of said East line with the center line of said Chicago and Joliet Road; Thence North along said East line for a distance of 683.52 feet more or less, to the Northeast corner of said West 1/2; thence West along the North line of said West 1/2 for a distance of 1326.17 feet more or less to the Northwest corner of said West 1/2; thence South along the West line of said West 1/2 for a distance of 1075.13 feet more or less, to a point, said point being 250 feet North of the Southwest corner of the North 1/2 of the said West 1/2 of said Northeast 1/4; thence East parallel to and 250 feet normally distant from the South line of said North 1/2 a distance of 505.22 feet to a point; thence Northeasterly for a distance of 758.54 feet more or less to a point, said point being 175.38 feet West of the point of beginning measured at right angles to the East line of said West 1/2; thence East 175.38 feet to the point of beginning, excepting all that part of the West 1/2 of the Northeast 1/4 of said Section 11 lying North of a line 50 feet South of and parallel to the North line of said Section 11, and except that part described as follows:

That part of the West 1/2 of the Northeast 1/4 of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of said Northeast 1/4; Thence South 89 degrees 47 minutes 40 seconds, East (bearings and coordinated are based upon an assumed grid systems that assigns the value of 2,000.00 North and 2,000.00 East to the Quarter Section corner between Sections 5 and 8, Township 38 North, Range 12, East of the Third Principal Meridian; and which assumes the North line of the Northeast 1/4 of Section 8 (South line of the Southeast 1/4 of Section 5) to have a bearing of North 90 degrees, 00 minutes, 00 seconds East) Along the North line of said Northeast 1/4 a distance of 1,292.47 feet to the point of intersection with a line drawn 33.00 feet West of and parallel with the East line of the West 1/2 said Northeast 1/4; thence South 0 degrees 20 minutes 29 seconds West along said parallel line 50.00 feet to the point of beginning of the tract herein described, thence continuing South 0 degrees 20 minutes 29 seconds West, along said parallel line 5.00 feet; thence North 44 degrees 43 minutes 16 seconds West 7.06 feet to a point in a line 50.00 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11, said point being 5.00 feet West of the herein above designated point of beginning; thence South 89 degrees 47 minutes 40 seconds East along said parallel line 5.00 feet to said point of beginning in Cook County, Illinois.

Permanent Index Number(s): 18 11 200 008

Commonly known as: 8201 West 47th Street, McCook, Illinois

60525

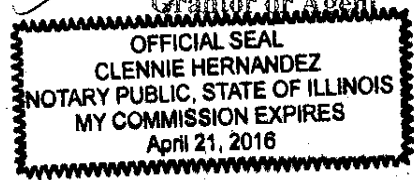
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 07/19, 20 13

Signature: [Signature]
Grantor or Agent

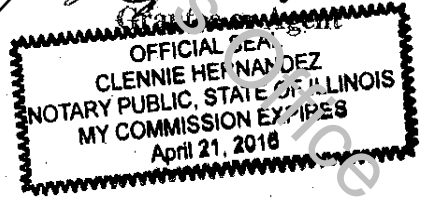


Subscribed and sworn to before me
By the said agent
This 19 day of July, 20 13
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 07/19, 20 13

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me
By the said agent
This 19 day of July, 20 13
Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)