UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:



Michael Z. Margolies 4709 W. Golf Road Suite 475 Skokie, Illinois 60076



1320533065 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/24/2013 11:31 AM Pg: 1 of 3



WARRANTY DEED

THE GRAINTOR(s), W & W PROPERTIES L.L.C., an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 3935-3943 W. DIVERSEY LLC, an Illinois limited liability company GRANTEE(s), having an address of 8170 N. McCormick Blvd., Skokie, Illinois, its successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibi A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

7 Property Address:

3935-3943 W. Diversey, Chicago, IL

g PIN:

13-26-300-004-0000 and 13 26-300-005-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this day of July, 2013. SOME CO

W & W PROPERTIES L.L.C., an Illinois limited/liab/lity company

By:

Eric A. Rothner, Manager

REAL ESTATE TRANSFER		07/03/2013
90	СООК	\$1,375.00
	ILLINOIS:	\$2,750.00
	TOTAL:	\$4,125.00

13-26-300-004-0000	20130601607037	OFFCS9
13-20-300-004-0000	20130001001031	QLI OUS

REAL ESTATE TR	RANSFER	07/03/2013
ALAL COTATE II	CHICAGO:	\$20, 6 25.00
	CTA:	\$8,250.00
	TOTAL:	\$28,875.00
13-26-300-004-	0000 201306016070	37 7YYP37

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STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ERIC A. ROTHNER, 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 W & W PROPERTIES L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of July, 2013.

OFFICIAL SEAL STOVEN A MIRETZKY FARY PUBLIC - STATE OF ILLING

Commission expires

Notary/Public

Return to After Recording:

Send Tax Bills To:

Roy L. Bernstein Arnstein & Lehr 120 S. Riverside Plaza; Suite 1200 Chicago, IL 60606 3935-3943 W. Diversey LLC c/o J & J Equities LLC 8170 N. McCormick Blvd. Skokie, IL 60076

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EXHIBIT A

Legal Description

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 3.83 FEET OF LOT 5)IN BLOCK 2 IN PENNOCK IN SECTION 26 AND SECTION 27 AND SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2012 (second installment) and subsequent years; MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE MADE BY W & W PROPERTIES, LLC TO WIRELESS CAPITAL PARTNERS DATED NOVEMBER 20, 2007, A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 12, 2007 AS DOCUMENT NO. 0734604007, DEMISING THE LAND FOR A TERM OF YEARS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY C A MING BY, THROUGH, OR UNDER SAID LESSEE; LEASE MADE BY W & W PROPERTIES LLC TO VCICESTREAM GSM I OPERATING COMPANY LLC. A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 17, 2004 AS DOCUMENT NO. AND ALL ACTS DONE

CLAIMING BY, THROUGH, OR U...

LOCATED MAINLY ON THE LAND ONTO 11...

APPROXIMATELY 0.34 FEET TO 0.38 FEET; AND ENG...

AND ADJOINING BY A RANGE OF APPROXIMATELY 0.06 FEE ...

PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.06 AS SHOW...

PREPARED BY MORRIS ENGINEERING, INC., JOB NO. 13-05-6003 0404822038, DEMISING THE LAND FOR A TERM OF YEARS, AND ALL RIGHTS THEREUNDER OF, LOCATED MAINLY ON THE LAND ONTO THE PROPER ! FAST AND ADJOINING BY A RANGE OF APPROXIMATELY 0.34 FEET TO 0.38 FEET; AND ENCROACHING ONTO THE PROPERTY NORTH PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.06 AS SHOWN ON PLAT OF SURVEY