

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

CT

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



Doc#: 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

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CB
201329374
8846913
CTI

THE GRANTOR(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 Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Property Address: 3935-3943 W. Diversey, Chicago, IL

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 1st day of July, 2013.

W & W PROPERTIES L.L.C., an
Illinois limited liability company

By: 
Eric A. Rothner, Manager

S Y
P 3
S A
SC V
INTA

REAL ESTATE TRANSFER 07/03/2013



COOK \$1,375.00
ILLINOIS: \$2,750.00
TOTAL: \$4,125.00

13-26-300-004-0000 | 20130601607037 | QEFCS9

REAL ESTATE TRANSFER 07/03/2013



CHICAGO: \$20,625.00
CTA: \$8,250.00
TOTAL: \$28,875.00

13-26-300-004-0000 | 20130601607037 | 7YYP37

BOX 333-CT

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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 CLAIMING BY, THROUGH, OR UNDER SAID LESSEE; LEASE MADE BY W & W PROPERTIES LLC TO VOICESTREAM GSM I OPERATING COMPANY LLC, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 17, 2004 AS DOCUMENT NO. 0404822038, 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 CLAIMING BY, THROUGH, OR UNDER SAID LESSEE; ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY A RANGE OF APPROXIMATELY 0.34 FEET TO 0.38 FEET; AND ENCROACHING ONTO THE PROPERTY NORTH AND ADJOINING BY A RANGE OF APPROXIMATELY 0.06 FEET TO 0.16 FEET, AND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.06 AS SHOWN ON PLAT OF SURVEY PREPARED BY MORRIS ENGINEERING, INC., JOB NO. 13-05-6003.