

# UNOFFICIAL COPY

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Chicago, Illinois 60601



Doc#: 1320535194 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2013 11:59 AM Pg: 1 of 5

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

SHEFFIELD ACQUISITIONS, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by CHICAGO SHEFFIELD PARTNERS, LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby WARRANTS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

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: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

**Box 400-CTCC**

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 21<sup>st</sup> day of June, 2013.

**SHEFFIELD ACQUISITIONS, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_

Michael N. Lerner, its Manager

| REAL ESTATE TRANSFER  |                  | 07/01/2013 |
|---|------------------|------------|
|  | <b>COOK</b>      | \$1,450.00 |
|  | <b>ILLINOIS:</b> | \$2,900.00 |
|   | <b>TOTAL:</b>    | \$4,350.00 |
| 14-20-425-033-1001   20130601607439   WGJASB                                      |                  |            |

| REAL ESTATE TRANSFER  |                 | 07/01/2013  |
|---|-----------------|-------------|
|  | <b>CHICAGO:</b> | \$21,750.00 |
|   | <b>CTA</b>      | \$8,700.00  |
|   | <b>TOTAL:</b>   | \$30,450.00 |
| 14-20-425-033-1001   20130601607439   4R.YPER                                       |                 |             |


[SIGNATURE PAGE – SPECIAL WARRANTY DEED]

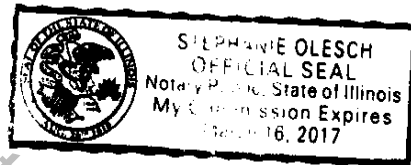
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STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael N. Lerner, as Manager, of Sheffield Acquisitions, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are 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 said limited liability company, for the uses and purposes therein set forth

Given under my hand and official seal, this 27<sup>th</sup> day of June, 2013.

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



[NOTARY PAGE – SPECIAL WARRANTY DEED]

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBERS 2S, 3S, 4S, 2N, 3N, 4N, C-1N AND C-1S IN THE 3221 N. SHEFFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 69 AND 70 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON, WESTON AND DAVIS' SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0810516019; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES G-1, G-2, G-3, G-4, G-5, G-6, AND G-7 LIMITED COMMON ELEMENTS, DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0810516019.

THE EXCLUSIVE RIGHT TO THE USE OF ROOF AREA, A LIMITED COMMON ELEMENT FOR THE BENEFIT OF 2S, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0810516019.

PROPERTY CKA: 3217-3221 N. SHEFFIELD AVENUE, UNITS C-1N, C-1S, 2S, 3S, 4S, 2N, 3N AND 4N, CHICAGO, ILLINOIS **60657**

PIN(S):     14-20-425-033-1003  
               14-20-425-033-1004  
               14-20-425-033-1005  
               14-20-425-033-1006  
               14-20-425-033-1007  
               14-20-425-033-1008  
               14-20-425-033-1002  
               14-20-425-033-1001

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## EXHIBIT "B"

### Permitted Exceptions

1. General real estate taxes that are not yet due or payable.
2. Existing leases and tenancies.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded April 14, 2008 and recorded as document no. 0810516019, as amended.
4. Encroachment of the brick garage located mainly on the land onto the property east and adjoining by approximately .17 feet, as shown on plat of survey number 2013-20854 prepared by United Survey Service, LLC, dated June 5, 2013.
5. Encroachment of the 1 story brick building located mainly on the property south and adjoining onto the land by approximately .07 feet, as shown on plat of survey number 2013-20854 prepared by United Survey Service, LLC dated June 5, 2013.

PROPERTY OF Cook County Clerk's Office