

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made February 28, 2013, between **WGE PROPERTIES, LLC – SERIES III**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (“**Grantor**”) whose address is 100 N. Wheaton Avenue, Wheaton, IL 60187, and **BEDFORD AUTO GROUP LLC**, an Illinois limited liability company (“**Grantee**”), whose address is 5811 W. 66<sup>th</sup> Street, Bedford Park, Illinois 60638.



Doc#: 1326719063 Fee: \$76.00  
 RHSP Fee:\$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 09/24/2013 12:33 PM Pg: 1 of 6

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

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMITISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, 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 and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

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

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit B** attached hereto.

[Signature page follows]

**PRO TITLE GROUP, INC.**  
**5140 MAIN STREET**  
**DOWNERS GROVE, IL 60515**

REAL ESTATE TRANSFER 09/24/2013



COOK	\$80.00
ILLINOIS:	\$160.00
<b>TOTAL:</b>	<b>\$240.00</b>

19-01-215-173-1001 | 20130201604798 | G5FHU9

REAL ESTATE TRANSFER 09/23/2013



<b>CHICAGO:</b>	\$1,200.00
<b>CTA:</b>	\$480.00
<b>TOTAL:</b>	<b>\$1,680.00</b>

19-01-215-173-1001 | 20130201604798 | VE7BTT

1206010 COOK PRO TITLE GROUP, INC



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL A:

PARCEL 1:

UNITS 1, 2, AND 3 IN 4150 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHERLY 24.20 FEET OF THE NORTHERLY 96.80 FEET OF LOT 9 THROUGH 15 (INCLUSIVE) IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2008 AS DOCUMENT NUMBER 0835318039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 FOR UNIT 2 AND P-2 FOR UNIT 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0835318039.

PIN: 19-01-215-173-1001 (UNIT 1)

19-01-215-173-1002 (UNIT 2)

19-01-215-173-1003 (UNIT 3)

COMMONLY KNOWN AS: 4150 S. Western Ave., Units 1, 2 and 3, Chicago, Illinois 60609

# UNOFFICIAL COPY

PARCEL B:

PARCEL 1:

UNITS 1, 2 AND 3 IN 4152 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHERLY 24.20 FEET OF THE NORTHERLY 121.00 FEET OF LOT 9 THROUGH 15 (INCLUSIVE) IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2008 AS DOCUMENT NUMBER 0833945094, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 FOR UNIT 2 AND P-2 FOR UNIT 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0833945094.

PIN: 19-01-215-174-1001 (UNIT 1)

19-01-215-174-1002 (UNIT 2)

19-01-215-174-1003 (UNIT 3)

COMMONLY KNOWN AS: 4152 S. Western Ave., Units 1, 2 and 3, Chicago, Illinois 60609

# UNOFFICIAL COPY

PARCEL C:

PARCEL 1:

UNIT 1 IN 4156 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHERLY 24.20 FEET OF THE NORTHERLY 145.20 FEET OF LOT 9 THROUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2008 AS DOCUMENT NUMBER 0821045117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PIN: 19-01-215-175-1001 (UNIT 1)

COMMONLY KNOWN AS: 4156 S. Western Ave., Unit 1, Chicago, Illinois 60609

PARCEL D:

PARCEL 1:

UNIT 1 IN 4158 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 THROUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THREE FEET FROM THE NORTHERLY 145.20 FEET) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826931068, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PIN: 19-01-215-176-1001 (UNIT 1)

COMMONLY KNOWN AS: 4158 S. Western Ave., Unit 1, Chicago, Illinois 60609

# UNOFFICIAL COPY

## EXHIBIT B

### SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.
2. THE FOLLOWING EXCEPTIONS APPEARING ON SCHEDULE B OF THE TITLE COMMITMENT NO. 1206010 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 23, 2013: 1, 4, 5, 6, 7, 10.

Property of Cook County Clerk's Office