

UNOFFICIAL COPY



This document prepared by:
Robert W. Habich, Esq.
Reinhart Boerner Van Deuren s.c.
N16 W23250 Stone Ridge Drive
Suite 1
Waukesha, WI 53188

Doc#: 1329126035 Fee: \$44.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2013 10:38 AM Pg: 1 of 4

After recording return to:
Frank Zangara, Esq.
Law Office of Frank Zangara
7115 Virginia Road, Suite 116
Crystal Lake, IL 60014-3110

Property Address:
4300 South State Street
Chicago, Illinois

PROPERTY OF COOK COUNTY RECORDER OF DEEDS
ORDER NUMBER 2427018 10/3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made between Sasafrasnet Beep-Beep, LLC, an Illinois limited liability company, having an office at 13555 Bishops Court, Suite 100, Brookfield, Wisconsin 53005 ("Grantor"), and 43rd Real Estate Inc., an Illinois corporation, having an office at 4300 South State Street, Chicago, IL 60609 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY to Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon, and all privileges, rights, easements, hereditaments and appurtenances thereunto belonging, and all right, title and interest of Grantor in and to all streets, alleys, passages and other rights of way included therein or adjacent thereto (collectively, the "Property"), TO HAVE AND TO HOLD the Property FOREVER.

Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Property by, through or under the Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Grantee acknowledges that the Property is subject to the Environmental Restrictions made by BP Products North America Inc., as grantor, for its benefit and for

S
P
S
S
INT

Y
4
N
Y

UNOFFICIAL COPY

Exhibit A

Legal Description of Property

Lots 1 to 5, both inclusive, and the East 1/2 of the vacated alley lying west and adjoining, all in Block 1, in Jackson's Subdivision of the North 5 chains of the Southeast quarter of Section 4, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Tax Identification Number: 20-04-405-037-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		09/16/2013
	CHICAGO:	\$0,000.00
	CTA:	\$2,400.00
	TOTAL:	\$8,400.00
20-04-405-037-0000 20130901602635 80R32E		

REAL ESTATE TRANSFER		09/16/2013
	COOK	\$400.00
	ILLINOIS:	\$800.00
	TOTAL:	\$1,200.00
20-04-405-037-0000 20130901602635 4A7U5C		

UNOFFICIAL COPY

Exhibit B

Permitted Title Exceptions

1. Rights or claims of parties in possession, not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate ALTA/ACSM survey of the Property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. General taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
7. All matters contained in the Quit Claim Deed recorded as Document No. 090640129.
8. Rights of the City of Chicago, the State of Illinois, the Public and owners of adjoining land in and to that portion of the Property falling within the vacated alley.
9. Rights of public or quasi-public utilities, if any, in the portion of the Property falling within the vacated alley for the maintenance therein of poles, conduits, sewers and other similar improvements.
10. Municipal and zoning ordinances and agreements entered under them.
11. Any encumbrance, violation, variation or adverse circumstance affecting title caused, directly or indirectly, by Grantee, or Grantee's affiliate(s), as a prior tenant in possession of the Property.