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PREPARED BY AND
AFTER RECORDING RETURN TO:
Wyatt West
~~Joel V. Sestito, Esq.~~
GINSBERG JACOBS LLC
300 S. Wacker Drive, Suite 2750
Chicago, IL 60606



Doc#: 1330229051 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2013 12:02 PM Pg: 1 of 7

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of October, 2013, by 2855 NORTH LINCOLN, L.L.C., an Illinois limited liability company (the "**Grantor**"), having a mailing address of 1200 North Ashland, Suite 400, Chicago, Illinois 60622, to **1212 N. WELLS LLC**, an Illinois limited liability company, having an address of 3774 W. Devon Ave, Lincolnwood, Illinois 60712 ("**Grantee**").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, with general warranty covenants, all right, title and interest of Grantor in and to the following described real property situated in the County of Cook in the State of Illinois, to wit (the "**Real Estate**"): 7

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois;

TO HAVE AND TO HOLD said Real Estate, together with all and singular the tenements, hereditaments, and appurtenances thereunto, belonging or in anywise appertaining to said Real Estate, forever subject to the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").



Further, subject to current taxes and other assessments, and any and all covenants, conditions, restrictions or easements of record, Grantor WILL WARRANT AND FOREVER DEFEND the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor.


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Execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate (and it is the express intention of the Grantor and Grantee that this conveyance shall not in any manner be deemed) a merger with, or extinguishment of, the liens and security interests created and evidenced by that certain Mortgage dated as of May 13, 2008 and recorded May 20, 2008 with the Cook County Recorder of Deeds as Document No. 0814133138 (the "*Mortgage*"), made by Grantor for the benefit of the mortgagee identified therein, with the interest conveyed under this Special Warranty Deed. The mortgagee under the Mortgage and its successors and assigns shall retain and reserve the right to foreclose the lien of Mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed. Any liens and security interests created and/or evidenced by the loan and security documents delivered in connection with the Mortgage shall survive the execution and delivery of this Special Warranty Deed.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

[Remainder of Page Intentionally Left Blank]

REAL ESTATE TRANSFER		10/25/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
17-04-220-058-1096 20131001602571 MVLAQ4		

REAL ESTATE TRANSFER		10/25/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
17-04-220-058-1096 20131001602571 YU6LY1		

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IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed as of the date set forth above.

GRANTOR:

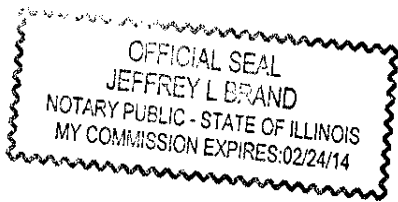
2855 NORTH LINCOLN, L.L.C., an Illinois limited liability company

By: _____
Name: Robert Mosky
Its: Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Jeffrey L Brand, a notary public in and for the County and State aforesaid, do hereby certify that Robert Mosky, being the Manager of **2855 NORTH LINCOLN, L.L.C.**, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, and the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of Oct, 2013.



Notary Public,
My Commission Expires: 02/24/14

SEND ALL FUTURE TAX BILLS TO THE
GRANTEE AT THE ADDRESS SET FORTH BELOW:
3774 W. Devon Avenue
Lincolnwood, Illinois 60712
Attn: Eli Stefansky

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

Legal Description:

Parcel 1:

Unit CU-1 in the Neapolitan Condominiums as delineated on the survey of the following described parcel of land:

Lot 195 and that part of the East 1/2 of the South 200 feet of Lot 196 lying North of the South 132.0 feet thereof in Bronson's Addition to Chicago in the Northeast 1/4 of Section 4 Township 39 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Also, the East 43 feet of the West 1/2 of Lots 194 and 195 in Bronson's Addition to Chicago in the Northeast 1/4 of Section 4 Township 39 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

also

The North 28.0 feet of Lot 1 in Assessor's Division of Lots 194 and 195 of Bronson's Addition to Chicago in the West 1/2 of the Northeast 1/4 of Section 4 Township 39 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded with the Cook County Recorder of Deeds as Document Number 0010417693, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use storage lockers S-16 and S-45, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 0010417693.

Permanent Index Number:

17-04-220-058-1096

Common Address:

CU-1
✓

1212 N. Wells Street, Chicago, Illinois 60657

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2013 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded May 17, 2001 as document 0010417693; First Amendment recorded January 8, 2002 as document 0020029269, as amended from time to time.
3. Covenant recorded September 30, 1999 as document 99908420, and the terms and provisions contained therein.
4. Access Easement Grant by and between Wells Street, L.L.C., an Illinois limited liability company and 230 W. Division, recorded May 17, 2001 as document 0010417691, re-recorded March 10, 2003 as document 0030324704, and the terms and provisions contained therein.
5. Access Easement Grant by and between Wells Street, L.L.C., an Illinois limited liability company and 230 W. Division, recorded May 17, 2001 as document 0010417692, and the terms and provisions contained therein.
6. Existing unrecorded leases and rights of all parties claiming thereunder, as to the following:
 - Wells & Scott Development Partners
 - E & S Nails & More, Inc.
 - Best Price Cleaners/Chang

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR OR AGENT:

Dated: 10/21, 2013

[Signature]
Name: _____

Subscribed and sworn to before me this 21 day of OCT, 2013

[Signature]
Notary Public
OFFICIAL SEAL
JEFFREY L BRAND
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires: 02/24/14

OFFICIAL SEAL
JEFFREY L BRAND
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires: _____
(Seal)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: _____, 20__

Name: _____

Subscribed and sworn to before me this ____ day of _____, 20__

Notary Public
My Commission Expires: _____ (Seal)

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR OR AGENT:

Dated: _____, 20__

Name: _____

Subscribed and sworn to before me this ____ day of _____, 20__

Notary Public

My Commission Expires: _____ (Seal)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: 10/21, 20 13

[Signature]
Name: Anthony Zwi

Subscribed and sworn to before me this 21 day of OCT, 20 13

[Signature]
Notary Public

My Commission Expires: 08/11/15 (Seal)



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

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