

# UNOFFICIAL COPY



Doc#: 1331610068 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/12/2013 11:52 AM Pg: 1 of 5

PREPARED BY AND AFTER RECORDING  
RETURN TO:

Ginsberg Jacobs LLC  
300 South Wacker Drive, Suite 2750  
Chicago, Illinois 60606  
Attention: Thomas M. Lombardo, Esq.



Property of Cook County Clerk's Office

The above space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 7<sup>th</sup> day of November, 2013, by **2240 WEST ARMITAGE LLC**, an Illinois limited liability company (the "Grantor"), having an address of 1136 South Delano Court, Unit 621, Chicago, Illinois, to **NCB Development XXXI LLC**, an Illinois limited liability company (the "Grantee") having an address of 6111 North River Road, Rosemont, Illinois 60018.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof.

Execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by Grantee with the interest conveyed under this Special Warranty Deed. The Grantee, its successors and assigns shall retain and reserve the right to foreclose the lien of Grantee's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

First American Title Order # NCS 636004 2012

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## EXHIBIT A


### LEGAL DESCRIPTION OF PROPERTY



UNITS 2240, P-7 AND P-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST ARMITAGE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010295271, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 14-31-137-047-1014  
 14-31-137-047-1021  
 14-31-137-047-1030

*unit 2240*

ADDRESS: 2240 West Armitage Avenue, Chicago, Illinois 60647

REAL ESTATE TRANSFER		11/08/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
14-31-137-047-1014   20131001607068   8S97VE		

REAL ESTATE TRANSFER		11/08/2013
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
14-31-137-047-1014   20131001607068   X5A2R5		

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## EXHIBIT B

### PERMITTED 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. General real estate taxes for the year(s) 2013 and subsequent years.
4. Mortgage dated April 11, 2007 and recorded April 20, 2007 as document 0711011092, made by 2240 West Armitage LLC, to New Century Bank, to secure an indebtedness in the amount of \$582,000.00, and the terms and conditions thereof. Modification of Mortgage recorded June 24, 2008 as document 0817618042.
5. Security interest of New Century Bank, secured party, in certain described chattels on the land as disclosed by Financing Statement naming 2240 West Armitage LLC, as debtor, and recorded April 20, 2007 as document 0711011093.
6. Assignment of Rents made by 2240 West Armitage LLC to New Century Bank recorded April 20, 2007 as document 0711011094.
7. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded April 12, 2001 as document 0010295271, as amended from time to time.
8. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded November 2, 1999 as document 09029031. (Affects common elements)

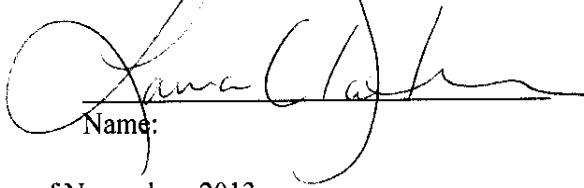
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## STATEMENT BY GRANTOR AND GRANTEE

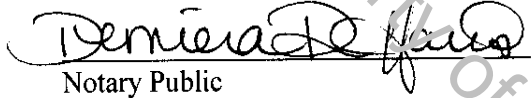
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 1, 2013

  
Name: \_\_\_\_\_

Subscribed and sworn to before me this 1<sup>st</sup> day of November, 2013

  
Notary Public

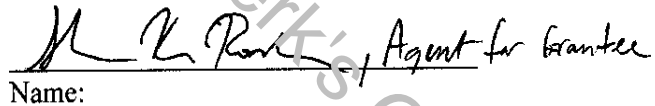
My Commission Expires: 8/27/16



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:

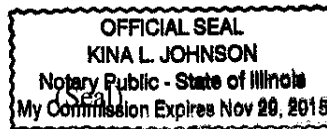
Dated: November 1, 2013

  
Name: \_\_\_\_\_ Agent for grantee

Subscribed and sworn to before me this 7<sup>th</sup> day of November, 2013

  
Notary Public

My Commission Expires: 11/29/2015



**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.)