

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1331804108 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2013 02:07 PM Pg: 1 of 4

THE GRANTOR, **SBC REO LLC**, a Delaware limited liability company of the County of Denver, State of Colorado, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to **CAJAN III, LLC**, an Illinois limited liability company, of 790 Frontage Road, Northfield, IL 60093 ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See the Legal Description attached hereto and made a part hereof as "Exhibit A"

Permanent Real Estate Index Numbers: 13-33-202-005-0000, 13-33-202-006-0000, 13-33-202-007-0000, 13-33-202-008-0000 and 13-33-202-009-0000

Property Address: 5027 W. Fullerton Avenue, Chicago, IL 60639.

Subject to: attached hereto and made part hereof as "Exhibit B"

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, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

Box 400-CTCC

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SC Y  
INT

1 of 3 LHYNES # 89-34 328-01

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 24<sup>th</sup> day of October, 2013.

SBC REO LLC, a Delaware limited liability company

By: [Signature]

Name: Glenn P. Cummins

Its: Treasurer

STATE OF New York  
COUNTY OF New York ) SS

I, the undersigned, a Notary Public in and for said County, in the State of NY, DO HEREBY CERTIFY that Glenn P. Cummins, personally known to me to be the Treasurer of SBC REO LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Treasurer he/she signed and delivered the said instrument, pursuant to authority given to him/her by SBC REO LLC, a Delaware limited liability company, as his/her free and voluntary act, and as the free and voluntary act and deed of said SBC REO LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of October, 2013.

[Signature]  
NOTARY PUBLIC

After recording mail to:

Samuels & Bernstein  
Attention Calvin A. Bernstein  
491 Laurel Avenue  
Highland Park, IL, 60035

Prepared by:

Chuhak & Tecson, P.C.  
Michael Gilmartin  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

Send subsequent tax bills to:

CAJAN III, LLC  
790 Frontage Road  
Northfield, IL 60093


MARISOL SANCHEZ  
Notary Public - State of New York  
NO. 01SA6210787  
Qualified in Richmond County  
My Commission Expires 2/3/17





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## EXHIBIT A LEGAL DESCRIPTION

LOTS 12, 13, 14, 15 AND 16 IN BLOCK 1 IN CHICAGO HEIGHTS SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33. TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<b>REAL ESTATE TRANSFER</b>	10/29/2013
	<b>CHICAGO:</b> \$4,125.00
	<b>CTA:</b> \$1,650.00
	<b>TOTAL:</b> \$5,775.00
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13-33-202-009-0000   20131001603703   2XWFMH	

<b>REAL ESTATE TRANSFER</b>	10/29/2013
 	<b>COOK:</b> \$275.00
	<b>ILLINOIS:</b> \$550.00
	<b>TOTAL:</b> \$825.00
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13-33-202-009-0000   20131001603703   80F (US	

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Permanent Injunction entered May 22, 1992 in I Case No. 92M1402126 prohibiting the premise to be used for outdoor auto sales.
3. Encroachment of building located mainly west of the adjoining the land, onto the land by .15 feet.
4. Encroachment of the overhead sign and the canopy of the building on the land, onto the public property North and adjoining, by undisclosed amounts.
5. Encroachment of the building located on the property East and adjoining onto the land by 1.31 feet on the first floor and by 1 foot above the first floor as disclosed by survey.
6. Possible overlap of occupation along the East line of the land by 1.16 feet.