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SPECIAL WARRANTY DEED

PREPARED BY:

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Wigoda & Wigoda
444 North Michigan Avenue
26th Floor
Chicago, Illinois 60611



Doc#: 1331933073 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2013 11:18 AM Pg: 1 of 4

WHEN RECORDED

RETURN TO:

Charles R. Gryll, Esq.
6703 North Cicero Avenue
Lincolnwood, Illinois 60712



SPECIAL WARRANTY DEED


THE GRANTOR, White Glove Center Limited Partnership, an Illinois limited partnership, whose address is 3201 Old Glenview Road, Suite 300, Wilmette, Illinois 60091, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to SS 2130, LLC, an Illinois limited liability company, whose address is 2232 South Wabash Chicago, Illinois 60616, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

(signatures begin on next page)

REAL ESTATE TRANSFER		11/13/2013	
		COOK	\$1,170.00
		ILLINOIS:	\$2,340.00
		TOTAL:	\$3,510.00
14-32-123-036-0000 20130901607615 JEB2FJ			

REAL ESTATE TRANSFER		11/13/2013	
		CHICAGO:	\$17,550.00
		CTA:	\$7,020.00
		TOTAL:	\$24,570.00
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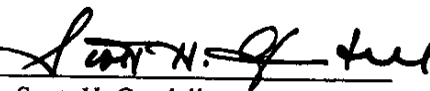
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27th day of September 2013.

SELLER:

White Glove Center Limited Partnership, an Illinois limited partnership

By: SGTB, Incorporated, an Illinois corporation, its general partner

By: 
Name: Scott H. Gendell
Title: President

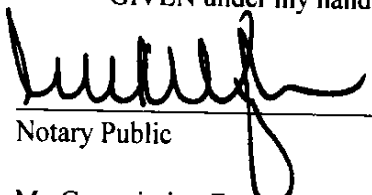
STATE OF ILLINOIS

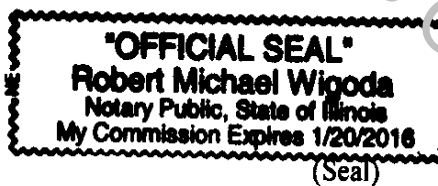
COUNTY OF COOK

) ss.
)

I, Robert M. Wigoda, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Scott H. Gendell, President, of SGTB, Incorporated, an Illinois corporation, general partner of White Glove Center Limited Partnership, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of September 2013


Notary Public
My Commission Expires: _____



Send future real estate tax bills to:

SS 2130, LLC, an Illinois limited liability company
2232 South Wabash
Chicago, Illinois 60616

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE SHAKESPEARE RETAIL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 TO 18 IN BLOCK 3 IN DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94770050 TOGETHER WITH ITS INDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

LOTS 1 AND 2 IN BLOCK 3 IN DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELDS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2118-²¹³⁰~~30~~ North Southport Avenue and ¹⁴³¹~~1410-31~~ West Shakespeare, Chicago, Illinois 60614

Property Identification Numbers: 14-32-123-036-0000
14-32-123-039-1001

Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

1. REAL ESTATE TAXES FOR 2013 AND SUBSEQUENT YEARS
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 31, 1994 AS DOCUMENT NO. 94770050, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCEL 1)

3. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY RANGING APPROXIMATELY 0.15 FEET TO 0.19 FEET , AS SHOWN ON PLAT OF SURVEY NUMBER 13-124B PREPARED BY HAEGER ENGINEERING LLC DATED AUGUST 26, 2013.

(AFFECTS PARCEL 1)

4. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY RANGING APPROXIMATELY 0.26 FEET TO 0.31 FEET AND ON THE EAST BY RANGING 0.13 FEET TO 0.17 FEET , AS SHOWN ON PLAT OF SURVEY NUMBER 13-124B PREPARED BY HAEGER ENGINEERING LLC DATED AUGUST 26, 2013.

(AFFECTS PARCEL 2)

5. ENCROACHMENT OF THE SIGN BASE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF AFORESAID SURVEY.

(AFFECTS PARCEL 2)