

# UNOFFICIAL COPY



13338550050

## SPECIAL WARRANTY DEED

Doc#: 1333855005 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2013 09:10 AM Pg: 1 of 5

4  
4

2013-06247-PT

This document was prepared by  
Maurides Foley Tabangay & Turner LLC  
33 N. LaSalle St., Suite 1910  
Chicago, IL 60602  
Attn: Adrian Tabangay, Esq.

When recorded return to:  
Sterling Bay Companies, LLC  
1040 W. Randolph St.  
Chicago, Illinois 60607  
Attn: Dean J. Marks, Esq.

(Above Space for Recorder's Use Only)

PREMIER TITLE

The Grantor, VP 403, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at c/o Mr. Ira J. Edelson, 10801 E. Happy Valley Rd. #120, Scottsdale, AZ 85255, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 1901 W. CARROLL, LLC, a Delaware limited liability company, having its principal office at 1040 W. Randolph St., Chicago, IL 60607 (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

PIN: 17-07-404-029-0000

17-07-404-028-0000

17-07-404-027-0000

17-07-404-026-0000

17-07-404-025-0000

17-07-404-024-0000

17-07-404-011-0000

17-07-404-010-0000

City of Chicago  
Dept. of Finance  
656658

11/25/2013 12:46

dr00764



Real Estate  
Transfer  
Stamp

\$0.00

Batch 7,364,760

DONE AT CUSTOMER'S REQUEST

5

# UNOFFICIAL COPY

17-07-404-009-0000  
17-07-404-008-0000  
17-07-404-007-0000  
17-07-404-006-0000  
17-07-404-005-0000  
17-07-404-004-0000  
17-07-404-003-0000  
17-07-404-002-0000

Address of Real Estate: 1901 W. Carroll St., Chicago, IL 60612

[Signature page follows.]

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC.-4.13

REVENUE STAMP

# 0000000831

REAL ESTATE TRANSFER TAX
02250.00
FP 103052

STATE OF ILLINOIS

STATE TAX

DEC.-4.13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000828

REAL ESTATE TRANSFER TAX
04500.00
FP 103049

## UNOFFICIAL COPY

Dated this 14 day of November, 2013.

VP 403, L.L.C., a Delaware limited liability company

By: Ira J. Edelson

Name: Ira J. Edelson

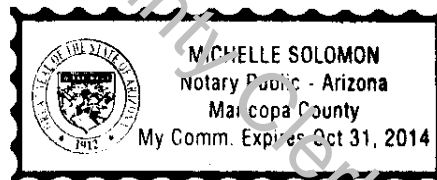
Its: Manager

STATE OF ArizonaCOUNTY OF Maricopa

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT IRA J. EDELSON, AS MANAGER OF VP 403, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 14th day of November, 2013
  
 NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:  
 Sterling Bay Companies, LLC  
 1040 W. Randolph St.  
 Chicago, Illinois 60607  
 Attn : Eric Helfand



**PREMIER TITLE**  
 1350 W. NORTHWEST HIGHWAY  
 ARLINGTON HEIGHTS, IL 60004  
 (847) 255-7100

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## EXHIBIT A TO SPECIAL WARRANTY DEED

AN UNDIVIDED FORTY-ONE PERCENT (41%) INTEREST IN SUB LOTS 1 AND 2 OF EACH OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 45 AND 46, SUB LOT 1 OF LOT 36, SUB LOT 2 OF LOT 44, SUB LOT 1 AND THE WEST 5 FEET OF SUBLOT 2 OF LOT 47, ALL IN J.R. WALLER'S RESUBDIVISION OF THOMAS R. GREEN'S SUBDIVISION OF BLOCK 36 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Street Address: 1901 W. Carroll St., Chicago, IL 60612

Tax Identification Nos.:

17-07-404-029-0000  
17-07-404-028-0000  
17-07-404-027-0000  
17-07-404-026-0000  
17-07-404-025-0000  
17-07-404-024-0000  
17-07-404-011-0000  
17-07-404-010-0000  
17-07-404-009-0000  
17-07-404-008-0000  
17-07-404-007-0000  
17-07-404-006-0000  
17-07-404-005-0000  
17-07-404-004-0000  
17-07-404-003-0000  
17-07-404-002-0000

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## EXHIBIT B

### Permitted Exceptions

1. Real estate taxes for 2013 and subsequent years, a lien not yet due and payable
2. All matters disclosed by the survey made by Gremley & Biedermann dated October 22, 2013, number 2013-18393-001.

Property of Cook County Clerk's Office