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Doc#: 1400226039 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2014 02:27 PM Pg: 1 of 8

SPECIAL WARRANTY DEED IN TRUST

THE GRANTOR,

DEVON RCF, LLC, an Illinois limited liability company whose address is 9100 Plainfield Rd., Brookfield, IL 60513, for the consideration of Ten & No/100ths (\$10.00) DOLLARS, in hand paid, hereby GRANTS, CONVEYS and WARRANTS to **Chicago Title Land Trust Company**, as Trustee under Trust Agreement dated September 11, 2013 and known as Trust No. 8002362752 (Grantee) whose address is 2144 W. Devon Ave., Unit 1W, Chicago IL 60659, all of Grantor's right, title and interest in and the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

C.T.L./W
NW5719135
201362845

AS SET FORTH IN EXHIBIT A ATTACHED HERETO

Property Address: 2144 W. Devon Avenue Unit 1W, Chicago IL 60659

Permanent Real Estate Index Number(s): 11-31-316-051-0000

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

The terms and conditions appearing on Page 2 of this instrument are made a part hereof.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) special taxes or assessments for improvements not yet completed; and (c) general taxes for the year 2013 and subsequent years, if any, including taxes which may accrue by reason of new or additional improvements during the year(s) 2013, and (d) the permitted exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND HOLD the said real estate upon the trusts and for the uses and purposes herein and in said Trust Agreement unto the said Grantee and Grantee's administrators, successors and assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's administrators, successors and/or assigns shall have any claim or demand any right to the aforesaid property, premises, appurtenances or any part thereof. Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the aforesaid property unto the said Grantee, Grantee's administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise.

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DATED this 24 day of December, 2013

DEVON RCF, LLC

By:
Its: Manager

REAL ESTATE TRANSFER 12/27/2013



COOK \$50.00
ILLINOIS: \$100.00
TOTAL: \$150.00

11-31-316-051-0000 | 20131201600173 | AC60DG

REAL ESTATE TRANSFER 12/27/2013



CHICAGO: \$750.00
CTA: \$300.00
TOTAL: \$1,050.00

11-31-316-051-0000 | 20131201600173 | H5YC93

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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STATE OF New Jersey)
) ss
COUNTY OF Ocean)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Hurststein, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and personally known to me to be the manager of Devon RCF LLC, 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 LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2d day of December, 2013

Commission expires 11/24/18



NOTARY PUBLIC

LISHA G. BUDRICK
Notary Public of New Jersey
Commission Expires 11/24/2018

This instrument was prepared by:
Kenneth G. Goldin
9100 West Plainfield Road
Brookfield, Illinois 60513

AFTER RECORDING MAIL and DELIVER SUBSEQUENT TAX BILLS TO:

Ravindra Harsoor
P.O. Box 3307
Oak Brook IL 60522

County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: COMMERCIAL SPACE WEST (LOT 14)

THAT PART OF LOT 14 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.88 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.88 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 2.45 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE NORTH 6.43 FEET; THENCE WEST 0.25 FEET; THENCE NORTH 12.87 FEET; THENCE EAST 0.85 FEET; THENCE NORTH 1.43 FEET; THENCE WEST 0.85 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 13.92 FEET; THENCE NORTH 0.57 FEET; THENCE EAST 3.56 FEET; THENCE SOUTH 5.15 FEET; THENCE EAST 0.55 FEET; THENCE SOUTH 20.90 FEET; THENCE WEST 3.97 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.30 FEET; THENCE SOUTH 4.15 FEET; THENCE WEST 19.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JUNE 20, 2006 AS DOCUMENT 0617110063.

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EXHIBIT B PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)**

ORDER NO.: 1410 NW5719135 HL

9. AS OF FEBRUARY 1, 2008, THE COOK COUNTY TREASURER NO LONGER PROVIDES DUPLICATE TAX BILLS FOR CURRENT YEAR TAXES TO PARTIES OTHER THAN THE TAX ASSESSEE. THE COMPANY REQUESTS THAT ORIGINAL TAX BILLS BE FURNISHED WHENEVER THE COMPANY IS REQUESTED TO PAY TAXES. ORIGINAL BILLS SHOULD BE FURNISHED AT OR BEFORE THE TIME THE COMPANY IS REQUESTED TO MAKE PAYMENTS.

FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. UNTIL JULY 1, 2013, SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE OF FEDERAL GOVERNMENT AGENCY; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

"Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title Office regarding the application of this new law to your transaction."

10. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 09-M1-400616 FILED FEBRUARY 20, 2009 BY THE CITY OF CHICAGO AGAINST TARIQ SIDDIQI, MOHAMMED SIDDIQI, CALUMET FLEXCORE CORP., 2144-46 W. DEVON COMMONS CONDOMINIUM ASSOCIATION, CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUS# 134277, HOMES 4 YOU, INC., PELLA WINDOWS AND DOORS, ANY UNKNOWN OWNERS AND NON-RECORD CLAIMANTS FOR BUILDING CODE VIOLATIONS.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

LIS PENDENS NOTICE RECORDED FEBRUARY 23, 2009 AS DOCUMENT NUMBER 0905445068 IDENTIFYING THE LAND AS 2144-2146 W. DEVON TOGETHER WITH TAX NUMBERS 11-31-316-032 AND 11-31-316-033

ORDER APPOINTING LIMITED GENERAL RECEIVER RECORDED JANUARY 25, 2012 AS DOCUMENT NUMBER 1202516048.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

11. RECEIVER'S CERTIFICATE RECORDED JANUARY 31, 2013 AS DOCUMENT NUMBER 1303116078 IN THE AMOUNT OF \$1,535.00 IN CASE NUMBER 09 M1 400616.

ASSIGNMENT OF RECEIVER'S CERTIFICATE BY COMMUNITY INITIATIVES, INC., ASSIGNOR, TO COMMUNITY INVESTMENT CORPORATION, ASSIGNEE, RECORDED JUNE 28, 2013 AS DOCUMENT NUMBER 1317935086.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

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COMMITMENT FOR TITLE INSURANCE
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