

# UNOFFICIAL COPY



Doc#: 1401026004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2014 09:52 AM Pg: 1 of 3

**PREPARED BY:**

Ms. Stephanie S. Michel, Esq.  
205 West Wacker, Suite 1220  
Chicago, Illinois 60606

**AFTER RECORDING RETURN TO:**

Mr. John A. Tsoutsias, Esq.  
Penland & Hartwell LLC  
1 North LaSalle Street, 38<sup>th</sup> Floor  
Chicago, Illinois 60602

8936052 2002 SLGross

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 16<sup>th</sup> day of December, 2013, between PRE HOLDINGS 3 LLC, an Illinois limited liability company (the "Grantor"), having an address of 935 West Chestnut, Suite 600, Chicago, Illinois 60642 to and in favor of QUINN CARAY, LLLP, an Illinois limited liability limited partnership (the "Grantee") having an address of 4998 De Maisonneuve W, Unit 1101, Westmount, Quebec, H3Z 1N2.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL SPECIALLY WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through the Grantee; confirmed and unconfirmed special governmental taxes or assessments; and existing leases and tenancies, if any.

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the undersigned the day and year first above written.

**PRE HOLDINGS 3 LLC**, an Illinois limited liability company

By: Elscott 50 LLC, an Illinois limited liability company

Its: Sole Member-Manager

By: The Wolcott Group Inc., an Illinois corporation

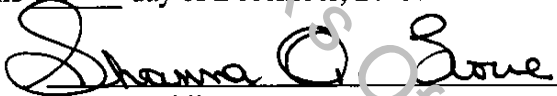
Its: Co-Manager

By:   
Victor F. Michel, Treasurer

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF             )


I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Victor F. Michel, the Treasurer of The Wolcott Group Inc., personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of December, 2013.

  
Notary Public



My Commission Expires:  
10/28/2017



REAL ESTATE TRANSFER	12/19/2013
 CHICAGO:	\$843.75
CTA:	\$337.50
<b>TOTAL:</b>	<b>\$1,181.25</b>
20-35-116-021-0000   20131201603896   CL17ZW	

**MAIL SUBSEQUENT TAX BILLS TO:**

Quinn Caray, LLP  
Attn: Constantine Grapsas  
323 West Goethe  
Chicago, IL 60610

REAL ESTATE TRANSFER	12/19/2013
  COOK	\$56.25
ILLINOIS:	\$112.50
<b>TOTAL:</b>	<b>\$168.75</b>
20-35-116-021-0000   20131201603896   LUURPA	

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323 West Goethe  
Chicago, Illinois 60610

## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOT 157 (EXCEPT THE NORTH 14 FEET) AND ALL OF LOT 158 IN E.B. SHOGEN AND COMPANY'S AVALON HIGHLAND SUBDIVISION IN SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-35-116-021-0000

PROPERTY ADDRESS: 8126-8128 South Ingleside Avenue, Chicago, Illinois 60619

Property of Cook County Clerk's Office