



Doc#: 1402341054 Fee: \$52.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2014 12:25 PM Pg: 1 of 8

8837832A29K 0

Property of Cook County

SPECIAL WARRANTY DEED


2001 BOOKS HOLDINGS, LLC, BEVERLY SERIES, a Delaware limited liability company, with a principal place of business located at 8515 East Orchard Road, 3T2, Greenwood Village, CO 80111, (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by SDG BEVERLY, LLC, an Illinois limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby GRANT, BARGAIN AND SELL unto Grantee, all of Grantor's right, title and interest in and to the real property located in Chicago, Cook County, Illinois, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, (iii) all of Grantor's right, title and interest in and to any 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, and (iv) all of Grantor's right, title and interest in and to any and all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "Permitted Exceptions").



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

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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 WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under any such thing, subject to: current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

REAL ESTATE TRANSFER		12/31/2013
	CHICAGO:	\$13,125.00
	CTA:	\$5,250.00
	TOTAL:	\$18,375.00
25-06-320-019-0000 20131201606075 AKLSEF		

REAL ESTATE TRANSFER		12/31/2013
	COOK	\$875.00
	ILLINOIS:	\$1,750.00
	TOTAL:	\$2,625.00
25-06-320-019-0000 20131201606075 H44JTF		

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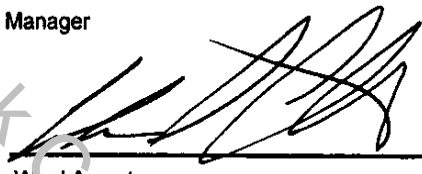
TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR:

2001 BOOKS HOLDINGS, LLC, BEVERLY SERIES, a Delaware limited liability company

By: Great-West Life & Annuity Insurance Company
Its: Manager

By: 
Name: Paul Runnalls
Its: Manager

By: 
Name: Ward Argust
Its: Manager

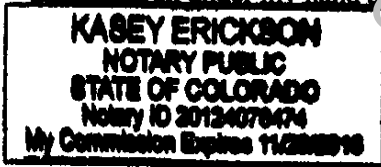
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STATE OF Colorado)
) SS.
COUNTY OF Arapahoe)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Runnalls and Ward Argust, personally known to me to be the Manager and Manager of Great-West Life & Annuity Insurance Company, as Manager of 2001 Books Holdings, LLC, Beverly Series, a Delaware limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Paul Runnalls and Ward Argust, they signed and delivered said instrument as Manager and Manager, aforesaid and as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of December, 2013.



Kasey Erickson
Notary Public

My Commission Expires: 11/29/16

This Instrument Prepared By:

Anthony Pirraglia, Esq.
Loeb & Loeb LLP
345 Park Avenue
New York, New York 10017

AFTER RECORDING RETURN TO:

J. Levin & Associates, Ltd.
707 Skokie Blvd., Suite 420
Northbrook, IL 60062

Send subsequent Tax Bills To:

Shorewood Development Group, LLC
2150 East Lake Cook Road, Suite 230
Buffalo Grove, IL 60089

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 50 FEET OF THE NORTH 150 FEET OF LOT 79 IN CHAMBER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PORTION OF SAID LOT 79, FALLING IN THE SCHOOLHOUSE LOT, AND EXCEPT ALSO THE WEST 33 FEET OF SAID LOT 79 AND EXCEPT ALSO THAT PORTION OF LOT 79 LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6; CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED OCTOBER 15, 1930 AND RECORDED NOVEMBER 10, 1930 AS DOCUMENT NUMBER 10786683 IN BOOK 28900, PAGE 276) ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 79 (EXCEPT THE NORTH 150 FEET) IN CHAMBER'S SUBDIVISION OF WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THAT PORTION OF SAID LOT 79 FALLING IN SCHOOL HOUSE LOT AND EXCEPTING ALSO THE WEST 33 FEET OF SAID LOT 79 AND EXCEPTING ALSO THAT PORTION OF LOT 79 LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID SECTION 6 AND CONVEYED TO CITY OF CHICAGO BY QUIT CLAIM DEED DATED OCTOBER 15, 1930 AND RECORDED NOVEMBER 10, 1980 AS DOCUMENT 10786683 IN BOOK 28900 PAGE 276 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE NORTH 154 FEET OF THE SOUTH 208 FEET OF THE WEST 175 FEET OF THE EAST 208 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 (OTHERWISE DESCRIBED AS LOT 81 OF GEO. A. CHAMBER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOT 41 (EXCEPT THE EAST 93 FEET OF SAID LOT 41) AND EXCEPT THAT PART OF SAID LOT 41 LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 6 IN GEORGE A. CHAMBERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 5:**

EAST 93 FEET OF LOT 41 (EXCEPT EAST 33 FEET OF SAID LOT 41) AND EXCEPT THAT PART OF LOT 41 LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SECTION 6 IN GEORGE A. CHAMBERS SUBDIVISION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE WEST 1/2 OF THAT PART OF SOUTH BELL AVENUE VACATED BY CITY OF CHICAGO ORDINANCE ENACTED JANUARY 14, 1998, RECORDED APRIL 9, 1998 AS DOCUMENT NO. 98282079, BEING THE EAST 33 FEET OF THE PART OF LOT 41 LYING NORTH OF THE NORTH LINE OF WEST 95TH STREET AS WIDENED BY COOK COUNTY COURT JUDGMENT ENTERED JULY 9, 1941 AS GENERAL NUMBER 49438 IN GEORGE A. CHAMBERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 1/2 OF THAT PART OF SOUTH BELL AVENUE VACATED BY CITY OF CHICAGO ORDINANCE ENACTED JANUARY 14, 1998 RECORDED APRIL 9, 1998 AS DOCUMENT NO. 98282079, BEING THE WEST 33 FEET OF LOT 79 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 41 AND NORTH OF THE NORTH LINE OF WEST 95TH STREET AS WIDENED BY COOK COUNTY COURT JUDGMENT ENTERED JULY 9, 1941 AS GENERAL NUMBER 49438, IN GEORGE A. CHAMBERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

THE ABOVE PARCELS ARE ALSO DESCRIBED AS FOLLOWS:

PART OF LOTS 41, 79 AND 81 IN GEORGE A. CHAMBER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE ADJACENT PORTION OF VACATED SOUTH BELL AVENUE, CITY OF CHICAGO, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 41;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 21.00 FEET TO AN X SET IN THE CONCRETE SIDEWALK AT THE NORTH LINE OF 95TH STREET AT THE POINT OF BEGINNING;

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THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 105.37 FEET TO A SET X IN THE CONCRETE SIDEWALK;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 329.25 FEET TO A SET 3/4 INCH STEEL REBAR;

THENCE NORTH 00 DEGREES 09 MINUTES 10 SECONDS WEST 26.47 FEET TO A SET 3/4 INCH STEEL REBAR;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, 88.57 FEET TO A SET 3/4 INCH STEEL REBAR;

THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, 22.71 FEET TO A SET 3/4 INCH STEEL REBAR;

THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS EAST, 174.53 FEET BEING PREVIOUSLY RECORDED 175.00 FEET TO A SET 3/4 INCH STEEL REBAR;

THENCE SOUTH 00 DEGREES 09 MINUTES 56 SECONDS EAST, 154.61 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 529.33 FEET TO AN X SET IN THE CONCRETE SIDEWALK AT THE POINT OF BEGINNING.

PINS: 25-06-320-019; 020; 041
25-06-319-006; 010; 011

COMMONLY KNOWN AS: 2210 WEST 95TH STREET, CHICAGO, ILLINOIS 60643

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2013 AND SUBSEQUENT YEARS.
2. EXCEPTIONS TO TITLE RELATING TO ANY MATTERS CREATED BY, THROUGH, OR UNDER THE ACTS OF GRANTEE OR ITS AGENTS.
3. STATE OF FACTS OF SURVEY DATED APRIL 29, 2012 BY SARKO ENGINEERING INC. AS PROJECT NO. 201200355-1.
4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND AGREEMENTS OF RECORD AS SET FORTH IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1401 - 008839832 - D2.