



Doc#: 1403541022 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2014 09:44 AM Pg: 1 of 4

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Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 15 day of January, 2014 between **JMC Funding, LLC, a Delaware limited liability company ("Grantor")**, and **Quality Food Products Inc., an Illinois corporation ("Grantee")**, of 172 North Peoria Street, Chicago, Illinois 60607. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description.

PINS: 16-13-418-004, 16-13-418-007, 16-13-418-009, 16-13-418-011

Common Address: 1105, 1111, 1135 South Washtenaw and 2600 West Roosevelt Rd
Chicago, Illinois 60608

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 and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, will warrant and defend, subject to general real estate taxes not yet due and payable; covenants, conditions, restrictions and easements of record.

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

JMC Funding, LLC, a Delaware limited liability company

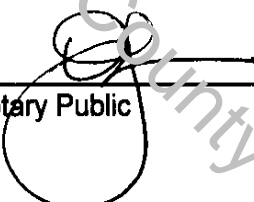
By: 
David J. Mitidiero, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that David J. Mitidiero, Manager of JMC Funding, LLC, a Delaware limited liability company, and 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal this 15th day of January, 2014.

SEAL



Notary Public


This document was prepared by:

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606




After recording mail to:

Dean J. Papadakis, Esq.
Kaplan Papadakis & Gournis, P.C.
180 North LaSalle Street, Suite 2108
Chicago, Illinois 60601

REAL ESTATE TRANSFER	01/16/2014
 CHICAGO:	\$3,937.50
CTA:	\$1,575.00
TOTAL:	\$5,512.50
16-13-418-011-0000 20140101602560 N607AT	

Send subsequent tax bills to:

Quality Food Products Inc.
172 North Peoria Street
Chicago, Illinois 60607

REAL ESTATE TRANSFER	01/16/2014
 COOK	\$262.50
 ILLINOIS:	\$525.00
TOTAL:	\$787.50
16-13-418-011-0000 20140101602560 VKVF3U	

UNOFFICIAL COPYEXHIBIT A

PARCEL A:

PARCEL 1:

THE SOUTH 264.19 FEET OF BLOCK 4, (EXCEPTING FROM SAID TRACT, THE EAST 19.00 FEET OF THE NORTH 162.25 FEET THEREOF HEREAFTER CONVEYED TO ALLIS-CHALMERS MANUFACTURING COMPANY BY DEED DATED MAY 12, 1919 AND EXCEPTING ALSO ALL THAT PART OF THE NORTH 147.00 FEET OF SAID TRACT, LYING WEST AND NORTHWESTERLY OF A CURVED LINE, WHICH IS 8.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF AN INDUSTRIAL RAILROAD TRACK OVER AND ACROSS SAID TRACT, SAID CENTERLINE INTERSECTING THE NORTH LINE OF THE SOUTH 264.19 FEET OF SAID BLOCK 4 AT A POINT 31.58 FEET WEST OF THE EAST LINE OF SAID BLOCK 4 AND INTERSECTING THE SOUTH LINE OF THE NORTH 147.00 FEET OF THE SOUTH 264.19 FEET OF BLOCK 4 AFORESAID AT A POINT 188.31 FEET WEST OF THE EAST LINE OF SAID BLOCK 4, HEREAFTER CONVEYED TO SIMON KRULEWITCH BY DEED DATED MAY 21, 1924) IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4, (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

PARCEL 1:

THAT PORTION OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE EAST 100.00 FEET) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 14, 1908 AS DOCUMENT 4301729, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE 264.19 FEET NORTH OF THE SOUTH LINE OF LOT 4, A DISTANCE OF 464.55 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF LOT 4, A DISTANCE OF 218.63 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE EAST, A DISTANCE OF 218.63 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL C:

PARCEL 2:

THAT PART OF LOT 3 IN RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1908 IN BOOK 101 PAGE 41 AS DOCUMENT 4301729, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 3, (BEING THE EAST LINE OF WASHTENAW AVENUE) A DISTANCE OF 45.62 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 3; THENCE EAST ON LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE CENTERLINE OF A PARTY WALL FORMING THE EAST WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID PARTY WALL, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF PARTY WALL FORMING THE SOUTH WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE WEST ALONG THE CENTERLINE OF SAID LAST DESCRIBED PARTY WALL, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE WEST LINE OF BLOCK 3 AND THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, IN

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PARCEL 4:

THAT PART OF LOTS 3 AND 4 IN RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE EAST 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF WASHTENAW AVENUE 127.24 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG EAST LINE OF WASHTENAW AVENUE, A DISTANCE OF 221.07 FEET, MORE OR LESS TO A POINT 264.19 FEET NORTH OF THE NORTH LINE OF ROOSEVELT ROAD (AS WIDENED); THENCE EAST OF LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 139.98 FEET TO THE WEST LINE OF LAND CONVEYED TO JULIAN S. JACKSON BY DEED DOCUMENT 7967449; THENCE NORTHERLY ALONG SAID JACKSON'S WEST LINE, A DISTANCE OF 221.09 FEET TO A POINT, WHICH IS 127.24 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND 141.24 FEET EAST OF THE EAST LINE OF WASHTENAW AVENUE; THENCE WEST ON LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 141.24 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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