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Doc#: 1404434050 Fee: \$56.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2014 01:15 PM Pg: 1 of 10

REPLACES
TOURING

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of FEBRUARY, 2014 between WINCHESTER ACQUISITION, LLC, an Illinois limited liability company, party of the first part, and RAVENSWOOD WINCHESTER APARTMENTS LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its' heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.

Permanent Real Estate Index Numbers:

SEE EXHIBIT "B" ATTACHED HERETO
AND MADE A PART HEREOF.

Address of real estate: 4501 N. Winchester Avenue, Chicago, Illinois 60640

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 party of the first part, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to all conditions, restrictions, easements and encumbrances listed on Exhibit C; zoning ordinances and governmental regulations; and the lien of real estate taxes and installments of assessments not yet due and payable.

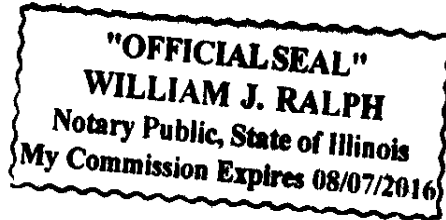
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IN WITNESS WHEREOF, said part of the first part has caused its seal to be affixed, and has caused its name to be signed to these presents, the day and year first written above.

WINCHESTER ACQUISITION, LLC

By: 
Scott Morgan, Manager

THIS DOCUMENT WAS PREPARED BY:
William J. Ralph
Law Office of William J Ralph LLC
14641 Lavergne
Midlothian, Illinois 60445




AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:



*George J. Arnold
9501 W. 144th Pl SU#205
Orland Park, IL
60462*

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

*~~4561~~ Renaissance Winchester Apartments LLC
455 E. Jackson
Chicago, IL 60604*

REAL ESTATE TRANSFER	02/13/2014
 CHICAGO:	\$29,250.00
CTA:	\$11,700.00
TOTAL:	\$40,950.00

14-18-213-021-0000 | 20130301600556 | 05ETLE

REAL ESTATE TRANSFER	02/13/2014
  COOK	\$1,950.00
ILLINOIS:	\$3,900.00
TOTAL:	\$5,850.00

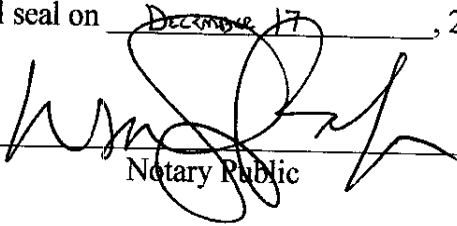
14-18-213-021-0000 | 20130301600556 | 88HJYR

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

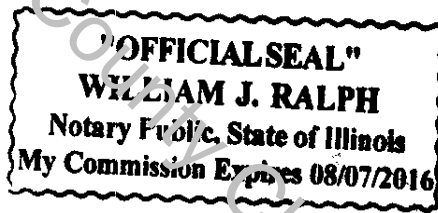
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott Morgan personally known to me to be the Manager of Winchester Acquisition, LLC an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Winchester Acquisition, LLC for the uses and purposes therein set forth.

Given under my hand and official seal on December 17, 2013.



Notary Public

My Commission Expires:



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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 1, 2 AND 3 OF SAMUEL BROWN JR.'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

TOGETHER WITH

LOTS 1 AND 2 IN FELIX CANDA'S RESUBDIVISION OF LOT 15 IN BLOCK 14 IN RAVENSWOOD AFORESAID,

TOGETHER WITH

PART OF LOTS 16, 17, 18, 19 AND 20 AND PART OF VACATED NORTH WINCHESTER AVENUE ADJOINING LOTS 17 AND 18 IN BLOCK 14 IN RAVENSWOOD AFORESAID TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 07 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 351.45 FEET TO EASTERLY EXTENSION OF THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST ALONG SAID EXTENSION AND THE NORTH FACE OF SAID BUILDING 104.35 FEET TO THE WEST FACE OF SAID ONE STORY BRICK; THENCE SOUTH 00 DEGREES 07'01" EAST 107.40 FEET; THENCE SOUTH 89 DEGREES 46'32" WEST 48.08 FEET; THENCE NORTH 00 DEGREES 01'39" EAST 25.42 FEET; THENCE SOUTH 89 DEGREES 44'43" WEST 54.86 FEET; THENCE SOUTH 00 DEGREES 00'17" WEST 76.94 FEET; THENCE SOUTH 89 DEGREES 59'43" EAST 55.03 FEET TO THE EAST LINE OF NORTH WINCHESTER AVENUE; THENCE SOUTH 00 DEGREES 07'32" EAST ALONG SAID EAST LINE 192.13 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAMUEL BROWN JR.'S SUBDIVISION AFORESAID; THENCE NORTH 90 DEGREES 00'00" EAST ALONG THE SOUTH LINE OF LOTS 1, 2 AND 3 IN SAMUEL BROWN JR.'S SUBDIVISION AFORESAID 152.39 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 44.55 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 07'32" WEST ALONG THE EAST LINE OF SAID TRACT 246.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07'32" WEST ALONG THE EAST LINE OF SAID TRACT 105.00 FEET TO EASTERLY EXTENSION OF THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 58'54" WEST ALONG SAID EXTENSION AND THE NORTH FACE OF SAID BUILDING 104.35 FEET TO THE WEST FACE OF SAID ONE STORY BRICK; THENCE SOUTH 00 DEGREES 07'01" EAST 105.44 FEET; THENCE SOUTH 89 DEGREES 46'32" EAST 104.36 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS 1 THROUGH 150, BOTH INCLUSIVE IN 4501 NORTH DAMEN GARAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 13 TO 18 IN BLOCK 15 TOGETHER WITH PART OF THE NORTH/SOUTH

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(CONTINUED)

VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 IN BLOCK 15 ALL IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 67.50 CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES AND PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 128.07 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 27 SECONDS WEST 240.24 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 19.72 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS WEST 37.88 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 31 SECONDS WEST 147.55 FEET TO THE WEST LINE OF LOT 18 AFORESAID; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF LOTS 13 TO 18 AFORESAID 278.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2002 AS DOCUMENT NUMBER 0021432128, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 7, 2003 AS DOCUMENT NO. 0030322390; SECOND AMENDMENT RECORDED AUGUST 17, 2004 AS DOCUMENT NO. 0423019143, AND RE-RECORDED AUGUST 30, 2004 AND OCTOBER 20, 2004 AS DOCUMENT NOS. 0424327043 AND 0429419051, RESPECTIVELY, AND THIRD AMENDMENT RECORDED MARCH 21, 2007 AS DOCUMENT NO. 070801572, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, INCLUDING BUT NOT LIMITED TO EASEMENTS FOR STRUCTURAL SUPPORT, ACCESS, UTILITIES, SHARED FACILITIES, ENCROACHMENTS, MAINTENANCE AND REPAIR, AND ENCROACHMENTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR MAINTENANCE OF PARTY WALL, ALL AS PER GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RAVENSWOOD TOWN CENTER LOCATED AT THE SOUTHEAST QUADRANT OF DAMEN AND WILSON IN CHICAGO, ILLINOIS DATED DECEMBER 20, 2002, BY CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 2002 AND KNOWN AS TRUST NO. 1110819, RECORDED DECEMBER 23, 2002, AS DOCUMENT NO. 0021432128, AS AMENDED BY FIRST AMENDMENT TO GRANT AND RESERVATION RECORDED MARCH 31, 2003 AS DOCUMENT NO. 0030435141; BY SECOND AMENDMENT TO GRANT AND RESERVATION RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512606124, BY THIRD AMENDMENT TO GRANT AND RESERVATION RECORDED AUGUST 1, 2006 AS DOCUMENT NO. 0621332092, AND BY AMENDED AND RESTATED GRANT AND RESERVATION RECORDED JULY 18, 2008 AS DOCUMENT NO. 0820029016.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 2, INCLUDING BUT NOT LIMITED TO EASEMENTS FOR ENCROACHMENTS, UTILITIES, AND ACCESS TO AND FROM GARAGE UNITS, ALL AS PER DECLARATION OF CONDOMINIUM OF 4501 NORTH DAMEN GARAGE CONDOMINIUM RECORDED DECEMBER 23, 2002, AS DOCUMENT NO. 0021432128, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 7, 2003 AS DOCUMENT NO. 0030322390, SECOND AMENDMENT RECORDED AUGUST 17, 2004 AS DOCUMENT NO. 0423019143, RE-RECORDED AUGUST 30, 2004 AS DOCUMENT NO. 0424327043, AND FURTHER RE-RECORDED OCTOBER 20, 2004 AS DOCUMENT NO. 0429419051, AND THIRD AMENDMENT RECORDED MARCH 21, 2007 AS DOCUMENT NO. 0708015072.

UNOFFICIAL COPY**EXHIBIT B****Permanent Real Estate Index Numbers**

14-18-212-037-1001	14-18-212-037-1023	14-18-212-037-1045
14-18-212-037-1002	14-18-212-037-1024	14-18-212-037-1046
14-18-212-037-1003	14-18-212-037-1025	14-18-212-037-1047
14-18-212-037-1004	14-18-212-037-1026	14-18-212-037-1048
14-18-212-037-1005	14-18-212-037-1027	14-18-212-037-1049
14-18-212-037-1006	14-18-212-037-1028	14-18-212-037-1050
14-18-212-037-1007	14-18-212-037-1029	14-18-212-037-1051
14-18-212-037-1008	14-18-212-037-1030	14-18-212-037-1052
14-18-212-037-1009	14-18-212-037-1031	14-18-212-037-1053
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14-18-212-037-1142

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14-18-212-037-1149

14-18-212-037-1150

14-18-213-021-0000

14-18-213-022-0000

14-18-213-023-0000

Property of Cook County Clerk's Office

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EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes which are a lien not yet due and payable.
2. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded December 23, 2002 as Document No. 0021432128, as amended from time to time:

First Amendment recorded March 7, 2003 as Document No. 0030322390;

Second Amendment recorded August 17, 2004 as Document No. 0423019143 and re-recorded August 30, 2004 and October 20, 2004 as Documents Numbers 0424327043 and 0429419051, respectively;

Third Amendment recorded March 21, 2007 as Document No. 0708015072; and

(B) Limitations and conditions imposed by the Condominium Property Act.
3. Grant and reservation of easements pertaining to the project commonly known as Ravenswood Town Center, located at the Southeast quadrant of Damen and Wilson in Chicago, Illinois by Chicago Title Land Trust as Trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 (Developer) for structural support, access, utilities and encroachments, recorded December 23, 2002 as Document 0021432118.

First Amendment to Grant and Reservation recorded March 31, 2003 as Document Number 0030435141.

Second Amendment to Grant and Reservation recorded May 6, 2005 as Document Number 0512606124.

Third Amendment to Grant and Reservation recorded August 1, 2006 as Document Number 0621332092

Fourth Amendment to Grant and Reservation recorded July 18, 2008 as Document Number 0820029016.
4. (A) Terms, provisions, and conditions relating to the Easement described as Parcel 3 contained in the Instrument creating said Easement.

(B) Rights of the adjoining owners to the concurrent use of said easement.
5. Reservation by the City of Chicago as reserved in ordinance recorded secured party 30, 1968 as Document Number 20630711.

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6. Reservation for the benefit of the Peoples Gas and Light Company as reserved in ordinance recorded September 30, 1968 as Document Number 20630711.
7. Terms, conditions and stipulations of Covenant Not to Compete recorded August 21, 2002 as Document Number 0020916655.
8. Second Consent to Covenant Not to Compete recorded December 23, 2002 as Document Number 0021432125 between Chicago Title Land Trust Company as trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819, Advocate North Side Health Network and Advocate Health and Hospitals Corporation.
9. Zoning Control Agreement by an between Chicago Title Land Trust Company as trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 and HCRI Illinois Properties LLC dated December 20, 2002 and recorded December 23, 2002 as Document Number 0021432126.
10. Declaration of Covenants, Conditions and Restrictions contained in the document recorded October 5, 2007 as Document Number 0727839130 which does not contain a reversionary or forfeiture clause.