

# UNOFFICIAL COPY



Doc#: 1404436049 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2014 10:37 AM Pg: 1 of 4

89242880 + 1/3  
This document prepared by:  
John A. Tatoes & Associates  
1601 Colonial Parkway  
Inverness, Illinois 60067

After recording send to:  
Jeremy E. Reis  
Ruttenberg Gilmartin Reis LLC  
833 N. Orleans Street, Ste. 400  
Chicago, Illinois 60610

Send subsequent tax bills to:  
V3F 4000 LINCOLN LLC  
935 W. Chestnut, Ste. 415  
Chicago, Illinois 60642

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8<sup>th</sup> day of January, 2014, by and between 4000 N. Lincoln Ave, LLC, an Illinois limited liability company, 600 N. Buffalo Grove Road, Buffalo Grove, IL 60089 ("Grantor") and V3F 4000 LINCOLN LLC, an Illinois limited liability company, 935 W. Chestnut, Ste. 415, Chicago, Illinois ("Grantee").

WITNESSETH: That for and in consideration of Ten and no/100 DOLLARS and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, the Grantor CONVEYS unto the Grantee the following described real estate situated in the county of Cook, in the State of Illinois, to wit:

Legal Description attached hereto as Exhibit "A".

Tax Assessment Number: 14-18-330-031-0000  
Property Address: 4000 - 4008 North Lincoln Avenue, Chicago, Illinois 60618

Subject to: PERMITTED EXCEPTIONS SHOWN ON EXHIBIT B ATTACHED.

S Y  
P 4  
S N  
SC 1/3  
RT 1/3

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

REAL ESTATE TRANSFER 01/24/2014



CHICAGO: \$16,875.00  
CTA: \$6,750.00  
TOTAL: \$23,625.00

14-18-330-031-0000 | 20140101604197 | M9B7FL

REAL ESTATE TRANSFER 01/24/2014



COOK \$1,125.00  
ILLINOIS: \$2,250.00  
TOTAL: \$3,375.00

14-18-330-031-0000 | 20140101604197 | 36MRAN

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WITNESS the signature of the Grantor the day and year above first written.

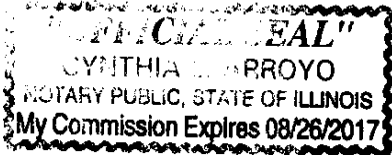
**4000 N. Lincoln Ave, LLC**  
an Illinois limited liability company

By: *Bradley D. Gordon*  
Bradley D. Gordon, President of  
American Enterprise Bank, its member

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bradley D. Gordon, the President of American Enterprise Bank, the sole member of 4000 N. Lincoln Ave, LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as member of said LLC, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of January 2014.

*Cynthia Larroyo*  
Notary Public



Cook County Clerk's Office

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**Exhibit "A"**  
**Legal Description**

LOT 34 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RUDOLPH'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 1426940, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4000 - 4008 North Lincoln Avenue, Chicago, Illinois 60618

PIN: 14-18-330-031-0000

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2013 NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS TENANTS ONLY WITH NO RIGHTS OR OPTIONS TO PURCHASE.
3. ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON THE LAND HEREIN ON TO THE PROPERTY SOUTH AND ADJOINING BY 0.21 FEET AS SHOWN ON SURVEY MADE BY UNITED SURVEY SERVICE, LLC. DATED JANUARY 14, 2014, ORDER NUMBER 2003-2933.
4. ENCROACHMENT OF IMPROVEMENTS LOCATED ON THE LAND HEREIN ON TO THE PROPERTY NORTHLY AND ADJOINING BY 0.36 FEET AS SHOWN ON SURVEY MADE BY UNITED SURVEY SERVICE, LLC. DATED JANUARY 14, 2014, ORDER NUMBER 2003-2933.

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