

# UNOFFICIAL COPY



Doc#: 1405604022 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 08:57 AM Pg: 1 of 5

This document was prepared by:  
After recording mail to:

Courtney E. Mayster, Esq.  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606

Send subsequent tax bills to:

Madison Throop LLC  
400 Skokie Boulevard  
Suite 580  
Northbrook, IL 60062

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the <sup>31<sup>st</sup></sup> day of January, 2014 between **Andrea Janis Detolve and Perry Robert Detolve, as Co-Executors to the Estate of Ethel J. Detolve ("Grantor")**, and **MADISON THROOP LLC, an Illinois limited liability company ("Grantee")**, of 400 Skokie Boulevard, Suite 580, Northbrook, IL 60062. For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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: 17-17-105-001-0000, 17-17-105-002-0000, 17-17-105-003-0000, 17-17-105-004-0000

Common Address: [REDACTED] 1259 West Madison Street, Chicago, Illinois 60607

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 and the Permitted Exceptions set forth on Exhibit B attached to and incorporated herein.

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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.

Estate of Ethel J. Detolve

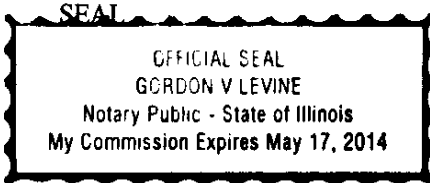
By: *Andrea Janis Detolve*  
Andrea Janis Detolve, Co-Executor

By: *Robert Perry Detolve*  
Robert Perry Detolve, Co-Executor

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Andrea Janis Detolve, Co-Executor of the Estate of Ethel J. Detolve, 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 she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of January, 2014.

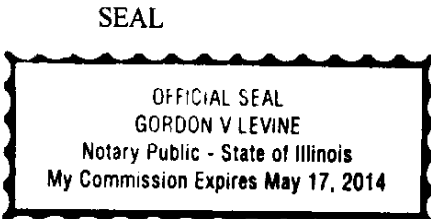


*Gordon V. Levine*  
Notary Public

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Perry Robert Detolve, Co-Executor of the Estate of Ethel J. Detolve, 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, for the uses and purposes set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of January, 2014.



*Gordon V. Levine*  
Notary Public

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## EXHIBIT A

### PARCEL 3:



LOTS 1, 4 (EXCEPT THE EAST 4.25 FEET THEREOF), 5, 6 & 7 IN MC CORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, AFORESAID ALL IN COOK COUNTY, ILLINOIS

### PARCEL 4:


LOTS 2, 3 AND THE EAST 4.25 FEET OF LOT 4, IN MC CORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, AFORESAID ALL IN COOK COUNTY, ILLINOIS

### PINS:

17-17-105-001-0000  
 17-17-105-002-0000  
 17-17-105-003-0000  
 17-17-105-004-0000

REAL ESTATE TRANSFER		02/04/2014
	COOK	\$796.00
	ILLINOIS:	\$1,592.00
TOTAL:		\$2,388.00

17-17-105-001-0000 | 20140101604067 | AHG2JN

REAL ESTATE TRANSFER		02/04/2014
	CHICAGO:	\$11,940.00
CTA:		\$4,776.00
TOTAL:		\$16,716.00

17-17-105-001-0000 | 20140101604067 | XWC89S

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**EXHIBIT B**

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

Property of Cook County Clerk's Office

RECORDED BY  
RECORDED BY  
SCANNED BY \_\_\_\_\_

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Exhibit B

1) Taxes for the year 2013 (2<sup>nd</sup> Installment) and 2014

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

Property of Cook County Clerk's Office

RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_